

FY2014-2015 Action Plan Wake County



**Prepared By
Wake County Human Services
Housing and Community Revitalization
Division**

TABLE OF CONTENTS

Fiscal Year 2014-2015 Action Plan.....
Executive Summary.....	2
Funding	4
Description of Funding Sources.....	5
Leveraging	9
Process of Selecting Projects for 2014 Action Plan.....	9
Homeless and Other Special Needs Activities.....	10
Public Housing.....	22
Anti-Poverty Strategy	24
Affirmatively Furthering Fair Housing.....	24
Actions to Address Under Served Needs.....	25
Actions to Foster and Maintain Affordable Housing.....	25
Actions to Evaluate and Reduce Lead-Based Paint Hazards.....	25
Actions to Develop Institutional Structures	26
Actions to Enhance Coordination	26
Monitoring	27
HOME Community Housing Development Organizations	29
Public Facilities Projects.....	30
Part 1 - Community Development Block Grant Funded Activities.....	31
Part 2 - HOME Funded Activities	41
Part 3 - County Funded Activities	44
Part 4 - Housing Opportunities for Persons With AIDS Activities	46
Housing Division Services.....	49
Citizen Participation.....	57
Attachments.....	64

EXECUTIVE SUMMARY

This section summarizes the specific actions Wake County will take from July 1, 2014 – June 30, 2015 to address priorities listed in the 2010–2015 Five-Year Consolidated Plan. For a detailed description of activities, please refer to the complete plan document that follows.

- Wake County will allocate a total of **\$4,813,117** to projects during FY 2014-2015 from the following sources:

SOURCES	AMOUNTS
CDBG	\$ 1,513,681
CDBG Projected FY14-15 Program Income	\$ 270,000
CDBG Excess Program Income from FY13-14	\$ 44,560
CDBG Public Facilities Town Match	\$ 339,872
CDBG Prior Year	\$ 319,672
HOME	\$ 540,846
HOME Projected FY14-15 Program Income	\$ 206,000
County Funds	\$ 830,000
County Projected FY14-15 Program Income	\$ 170,000
County Excess Program Income from FY13-14	\$ 39,930
HOPWA	\$ 536,156
HOPWA Projected FY14-15 Program Income	\$ 2,400
Total	\$ 4,813,117

- The following projects proposed for the CDBG grant will help 241 **households**:
 - ❑ Housing retrofits to help elderly households to remain in their homes, emergency repairs, and rehabilitation on a scattered site basis of sub-standard housing will assist approximately 45 households.
 - ❑ A sidewalk along a portion of Church Street in Morrisville will serve 18 households.
 - ❑ A sidewalk along a portion of East Young Street in Rolesville will serve 13 households.
 - ❑ Sidewalk construction, road paving, water and sewer connections along Caddell Street in Wake Forest will serve 40 households.
 - ❑ A sidewalk on Shepard School Road in Zebulon will serve 100 households.
 - ❑ Job training and employment internships will assist 5 homeless men from the South Wilmington Street Center.
 - ❑ Rental assistance to rapidly re-house homeless people will assist approximately 20 households.

- The following projects proposed for the HOME grant will help approximately **26 households**:
 - ❑ Development of affordable housing will assist 26 households earning at or below 40% Area Median Income (AMI). A Request for Proposals (RFP) will be released in fall 2014.

- The following projects proposed for CIP funds will help **93 households**:
 - ❑ Development of affordable housing will assist 25 households earning at or below 40% AMI. An RFP for the funds will be released in fall 2013.
 - ❑ Rental assistance will serve up to 52 people with a mental disability.
 - ❑ The salary of the Support Circles Coordinator position, housed at Catholic Charities. This program is part of the 10-Year Plan to End Homelessness and will assist 16 households.

- The following projects proposed for the HOPWA grant will help **102 households**:
 - ❑ Tenant-based rental assistance vouchers will assist 59 low-income households with HIV/AIDS in Wake, Johnston, and Franklin Counties. Case management will be provided.
 - ❑ Short-term rent, mortgage, and utility assistance will assist 33 households. Case management will be provided.
 - ❑ A nurse at Cornerstone will provide housing case management to 10 households.

2014-2015 ACTION PLAN

The 2014-2015 Action Plan is a one-year plan to address the low-income housing and community development needs in Wake County, outside the corporate limits of Raleigh and Holly Springs. The plan is a collaborative effort between Wake County staff, residents, nonprofit and for profit agencies, and staff from local jurisdictions. It is the fourth part in the implementation of the 2010-2015 Five-Year Consolidated Plan, and serves as a management tool to guide the County's housing program decisions and the expenditure of federal and local funds. Both the Action Plan and the Consolidated Plan are prepared and implemented by the Housing Division of Wake County's Human Services Department.

The Consolidated Plan and the 2014-2015 Action Plan are required by the U.S. Department of Housing and Urban Development (HUD) in order for Wake County to receive Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and Housing Opportunities for Persons with Aids (HOPWA) funds. This Plan also describes housing activities proposed in the County's Capital Improvement Plan.

Funding

Wake County will allocate a total of \$4,813,117 to projects during FY 2014 – 2015. \$3,433,315 will be derived from federal funds. The table on the right summarizes this federal allocation by funding source. A full description of the use of CDBG funds is provided in Part 1, HOME funds are described in Part 2, County funds in Part 3, and HOPWA funds in Part 4. Funds are allocated to activities that have the support of the governing body of the municipality in which it is located. If funds from any of the sources listed are the first commitment to an activity that requires multiple funding sources, all commitments must be in place before funds are spent.

FEDERAL SOURCES	AMOUNTS
CDBG	\$1,513,681
CDBG Projected FY14-15 Program Income	\$270,000
CDBG Excess Program Income from FY13-14	\$44,560
CDBG Prior Year	\$319,672
HOME	\$540,846
HOME Projected FY13-14 Program Income	\$206,000
HOPWA	\$536,156
HOPWA PI	\$2,400
Total	\$3,433,315

HOME funds require an annual 25% match of funding. For FY 2014-2015, the \$135,212 match requirement will be met with the match balance from previous years. The HOME match carry forward balance is \$22,578,140 from FY 2013, as documented in the HCR match log.

OTHER SOURCES	AMOUNTS
County Funds	\$830,000
County Funds Projected FY14-15 Program Income	\$170,000
County Excess Program Income from FY13-14	\$39,930
Town Match for Public Facility Projects	\$339,872
Total	\$1,379,802

The following chart identifies funds for housing related activities that also come to Wake County, but are administered by entities other than Wake County Government:

OTHER FEDERAL FUNDING SOURCES	AMOUNTS
Low-Income Housing Tax Credits	\$11,264,570
Section 8 funds for Wake County	\$2,228,559
McKinney-Vento Act Funds	\$2,611,015
Total	\$16,104,144

Description of Funding Sources

Community Development Block Grant (CDBG) – The CDBG Program was created by the Housing and Community Development Act of 1974 and is administered by HUD. The purpose of CDBG is to improve communities by providing decent housing and a suitable living environment and expanding economic opportunities for low and moderate-income households (any individual or family with an income that is less than 80% of the area median income as defined by HUD). CDBG funds can be used for a wide range of housing and community development activities. These include repairing substandard housing, acquisition of property, demolition of dilapidated structures, helping families purchase homes, and improving and installing public infrastructure and facilities.

HOME Investment Partnerships Program (HOME) – HOME was created by the National Affordable Housing Act of 1990 and is administered by HUD. The purpose of the HOME program is to provide decent, affordable housing to low-income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private-sector participation. The HOME grant requires a 25% matching contribution from a non-federal source. HOME funds are primarily used for affordable housing

activities. These include new construction of affordable homes and apartments, and down payment and rental assistance.

Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA was created by the 1992 AIDS Housing Opportunities Act and is administered by HUD. The HOPWA program addresses the specific needs of persons living with HIV/AIDS and their families by providing funds for housing, including rental assistance, and a wide range of support services, including case management and direct client assistance.

County Capital Improvement Plan (CIP) – The Wake County Board of Commissioners began allocating County CIP funds for affordable housing in 1999. This allocation is based on the recommendations outlined in the Affordable Housing Task Force Report that was accepted by the Board of Commissioners on September 7, 1999.

The statistical information in the Affordable Housing Task Force Report was updated in March 2003; however, the following recommendations remain unchanged from the original report.

1. Increase the number of families who purchase their first home. Create an additional 100 affordable single-family homes each year throughout the County for a period of five years. Since 2003, 85 units of single-family housing have been developed.
2. Increase the supply of affordable rental units. Create an additional 80-100 units each year throughout the County for a period of five years. To date, 2,019 units have been developed.
3. Locate affordable housing near new public schools. Create 40-100 units near public schools each year for a period of five years (single-family homes, town homes or apartments).
4. Improve the existing stock of affordable housing by rehabilitating substandard owner- and renter-occupied units. Repair an additional 50 dilapidated housing units each year for a period of five years. Since 2003, 367 units have been repaired.
5. Provide services necessary to help families obtain and maintain affordable housing. Provide support services to 350 families each year. To date, support services are provided to 249 families annually through the targeted units program.
6. Consider changing local land use regulations, guidelines and practices to encourage the development of affordable housing units.
7. Improve the physical, public infrastructure of low-income communities over the next five years (e.g. pave or repair streets, install water and sewer lines, build or repair sidewalks). Since 2003, 17 sidewalks, 7 street paving projects, 5 community center projects, 2 playgrounds, 2 water and sewer projects, 2 drainage projects, and infrastructure for an affordable subdivision have been completed.
8. Create and enforce a minimum housing code throughout the County.
9. Consider the following: 1) Consolidating government housing programs into an independent agency serving all the jurisdictions in Wake County; 2) Creating a clearinghouse function for housing programs and resources; and, 3) Out-sourcing housing activities to private for profit and non-profit vendors.

Program Income – The County receives program income in the form of loan repayments from HOME and CIP-funded housing activities. This program income is allocated to additional housing activities associated with the original funding source. For example, when the County receives a repayment on an affordable housing development loan that it made using HOME funds, the loan repayment is allocated to the affordable housing development loan program budget. These funds are then used to make additional loans.

Revolving Loan Fund – The County receives program income in the form of loan repayments from CDBG housing rehabilitation activities. These funds are allocated to additional housing rehabilitation activities. For example, when the County receives a repayment on a housing rehabilitation loan that it made using CDBG funds, the loan repayment is applied to the revolving loan fund. Revolving loan funds are allocated to the housing rehabilitation loan program budget. These funds are then used to make additional loans.

Carry-over – The County reprograms funds that are carried over from the previous year due to projects coming in under budget, projects that were canceled, and unanticipated program income due to loan payoffs. The funds are reprogrammed and used for housing and public facilities projects the next year.

Low Income Housing Tax Credits - The LIHTC directly subsidizes the development costs of low-income housing, but through the use of private equity rather than government dollars. A developer applies to the state to get an allocation of tax credits and sells the tax credits to an investor. The developer uses the equity from the sale of the tax credits to build affordable housing for low and moderate income families. The state agency in North Carolina that allocates low-income tax credits is the North Carolina Housing Finance Agency.

Section 8 Funds for Wake County - These are funds that the Housing Authority of the County of Wake receives from the federal government for payment of rental subsidies for low-income families.

McKinney-Vento Act Funds Available through the Continuum of Care - These funds are awarded to area nonprofits and Wake County government through an annual application process to HUD. The funds are for housing and services for homeless persons in Wake County. Members of the Wake County Continuum of Care work together to submit the application each year. For detailed information about current year awards, please see p. 16.

Description of Programs

Wake County's affordable housing program is administered through the Housing and Community Revitalization (HCR) Division of the Human Services Department. HCR operates the following four programs:

1. Housing Rehabilitation

The housing rehabilitation program has 3 different parts:

The Elderly and Disabled Program is a partnership with Adult Services of Wake County Human Services and serves elderly households who are earn at or below 40% of the area median income (AMI), (currently \$30,400 for a family of four). The program will help people stay in their homes through modest repairs to assist with mobility or retrofits that are needed after hospital stays. Assistance is in the form of a grant up to \$15,000, with up to an additional \$10,000 for lead based paint abatement granted if necessary.

The Emergency Grant Program is for homeowners who earn at or below 40% AMI (currently \$30,400 for a family of four) and are in danger because of a problem with their home that needs to be fixed immediately. Eligible repairs include, but are not limited to: heating, well/septic, roof, and electrical hazards. Assistance is up to \$5,000 and is in the form of a grant.

The Homeowner Rehabilitation Program is for homeowners who earn at or below 80% AMI (currently \$60,800 for a family of four). This program works to repair major deficiencies and systems in the home, while bringing the home up to code. The assistance is in the form of a low-interest loan and payments can be deferred for elderly or disabled homeowners.

2. Affordable Housing Development

Wake County provides funds for the development of new affordable rental and homeownership units. It works with for profit and nonprofit developers to fund rental units that are affordable to families earning at or below 40% AMI (currently \$30,400 per year) and homeowner units that are affordable to families earning at or below 80% AMI (currently \$60,800 per year). Assistance is in the form of loans and grants.

3. Vouchers

Wake County provides rental assistance for homeless persons with severe and persistent mental illness. The goal of the assistance is to give very low-income homeless disabled people access to stable housing.

4. Public Facilities Improvements

Wake County funds public facilities improvements in low-income neighborhoods around the County. These are improvements that increase the quality of life for residents and the overall community. Examples of public facilities projects funded in the past are: redevelopment of a vacant building for a daytime and evening community center, creation of playgrounds, street pavings, sidewalk construction, drainage improvements, and acquisition of land for redevelopment as an affordable subdivision.

Leveraging

Federal funds will be used to leverage monies from private sources. The County partners with private for profit and nonprofit developers to increase the pool of affordable housing options available to Wake County's low-income families. The primary mortgages or construction loans on these projects are typically from private lending institutions. Towns scheduled for public facilities projects participate with a minimum cash investment of 20% of the total project cost.

Definition of Affordable Housing

Affordable Housing means that:

- Housing is designated for low-income families
- Families pay rent and utilities
- Payments take no more than 30% of gross income.

FY 2013-2014 Income Limits for Wake County								
Family size	1	2	3	4	5	6	7	8
Median	52,710	60,420	67,770	75,300	81,324	87,348	93,372	99,396
Low 80%	42,600	48,650	54,750	60,800	65,700	70,550	75,400	80,300
60%	31,920	36,480	41,010	45,600	49,260	52,920	56,850	60,240
Very Low 50%	26,600	30,400	34,200	38,000	41,050	44,100	47,150	50,200
40%	21,280	24,320	27,360	30,400	32,840	35,280	37,720	40,160
30%	16,000	18,250	20,550	20,550	24,650	26,450	28,300	30,100

Process of Selecting Projects for 2014-2015 Action Plan

The process of choosing which activities to fund begins with the 2010 Consolidated Plan. The Consolidated Plan is a five-year plan that identifies community needs and lists spending priorities for meeting those needs. The spending priorities established by the 2010 Consolidated Plan, which covers the period beginning July 1, 2010 through June 30, 2015, are:

High Priority:

- Renters 0-40% AMI
- Homeless Individuals and Families
- Non-homeless Individuals and Families with Special Needs

Medium Priority:

- Renters 41-50% AMI
- Homeowners 41-50% AMI

Low Priority:

- Renters 51-80% AMI
- Homeowners 51-80% AMI

Based on these priorities, staff prepares a preliminary budget and the Housing Committee reviews and recommends approval of the budget by the Human Services Board. The Housing Committee is comprised of representatives from the Wake County Human Services Board, the housing industry, the business industry, and the community. The budget and draft plan are also reviewed by a consortium of town planners. The draft plan is endorsed by each of the Town managers in the entitlement. The draft plan is presented to the Human Services Board and made available to the public for a 30-day review period. When the public review period ends, the Action Plan is presented to the Board of Commissioners for approval, and submitted to the HUD field office in Greensboro for review and approval. Staff then prepares a Request for Proposals, and the Housing Committee reviews and recommends proposals for development to the Board of Commissioners.

Homeless and Other Special Needs Activities

Homeless Statistics

On any given night 1,115 persons are homeless, and over the course of a year, at least 3,500 adults and 500 children are homeless in Wake County. We get these statistics from an annual comprehensive, countywide point-in-time count conducted by The Partnership to End and Prevent Homelessness. Wake County's population of persons experiencing homelessness has decreased 26.8 percent since 2000 (from 1,523 in 2000 to 1,115 in 2013). However, homelessness has remained steady at approximately 1,100 people over the last three years. According to the 2010 Census, Wake County has increased its general population by 43.5 percent from 627,846 in 2000 to 900,993 in 2010.

The Wake County Public School System reported there are 2467 homeless children in the school system.

In Raleigh, the South Wilmington Street Center (SWSC), the largest of the city's eight homeless shelters, served 1,700 men.

The North Carolina Housing Coalition reports that over one million households in the state live in substandard housing or are paying too much for housing. This "housing affordability gap" is especially acute in high-cost housing areas like Raleigh, where the fair market rent for a two-bedroom apartment is \$878. With the minimum wage at \$7.25 per hour, even people earning twice that can't find affordable housing.

Wake County Division of Housing Homeless Services Strategy and Community Partnerships

Assisting people who are homeless and/or disabled is one of the highest priorities for the Wake County Division of Housing. These populations were identified in a public process for development of the 2010-2015 Consolidated Plan as needing greatest assistance. Over 20 meetings with a variety of communities in Wake County were held to prepare the Consolidated Plan, a document delivered to the U.S. Department of Housing and Urban Development in

order for the Housing Division to receive federal funds. Our current priority populations are listed below.

High Priority:

- Renters 0-40% AMI
- Homeless Individuals and Families
- Non-homeless Individuals and Families with Special Needs

Medium Priority:

- Renters 41-50% AMI
- Homeowners 41-50% AMI

Low Priority:

- Renters 51-80% AMI
- Homeowners 51-80% AMI

The Wake County Housing Division provides many services to assist people who are homeless and/or disabled. We also partner with other local government agencies and community non-profit organizations to help other groups of people whom our limited funds cannot support. This Homeless Services Strategy will first examine the Wake County services, and next, the partnerships with the greater community.

I. Wake County operates two facilities, provides case management services for disabled people, and administers rental assistance and employment training programs.

South Wilmington Street Center

The South Wilmington Street Center (SWSC) provides both emergency shelter and transitional housing services for single men experiencing homelessness. The SWSC is open to any male over the age of 18. The Center has a total capacity of 234 beds but can accommodate 85 additional men by using mats placed in designated areas within the facility during White Flag events. White Flag is a program in which area shelters open to serve as many homeless people as they can when weather is very hot or very cold. Annually, an average of about 1,900 men stay at the Center.

Services are offered free of charge, except for the Incentive Housing Dormitory, a transitional housing program, which has a program fee. Men accepted into the transitional services program are required to save money in order to move into permanent housing as soon as possible. The emergency shelter component of the SWSC has more demand than available beds; therefore, a computerized lottery system is utilized each night. A man having never stayed at the SWSC will be guaranteed a bed for his first night and then entered into the lottery.

Men committed to returning to self-sufficiency are encouraged to complete the steps necessary to enter one of the SWSC's transitional services programs. The programs that are offered are the Progressive Housing Program, the Case Management Program, and the Track Program. These programs operate as follows:

A. The Progressive Housing Program (PHP)

Progressive Housing is available for those that elect to enroll and work toward goals that lead to self-sufficiency. The PHP program is open to all guests registered at the SWSC. Men participating in the PHP are not assigned a Case Manager but attend weekly groups that require them to report their progress to the group facilitator. The guest's bed stay is directly connected to their progress. They are evaluated for continued bed support every seven (7) days. If they do not meet weekly goals they may be removed from their bed support.

B. The Case Management Program

Case management is available for those that are not suited for the self-motivated concept that the PHP requires. These individuals may need more one-on-one support, so they are assigned to a case manager and moved to the Case Management Program. Case Managers may be assigned to work with harder to serve guests.

C. The Track Program

The Track Program is suited for individuals who are experiencing acute homelessness and arrive at the SWSC with resources that can help them secure housing quickly. These individuals need to present a plan to secure housing within two (2) to six (6) weeks. If they qualify for the Track Bed the guests will be placed in the E dorm, which is reserved for men that have a secure housing plan and are expected to exit the SWSC within Thirty (30) to Sixty (60) days. Men participating in the programs are provided a reserved bed each night while they work toward their service plan goals.

Cornerstone

The central goal of Cornerstone is to help the homeless population of Wake County to improve their lives by providing services that can help them work towards economic independence and self-sufficiency. Cornerstone offers two types of services. One is intensive community based service targeted to persons who are experiencing homelessness and are disabled. These individuals are generally also coping with severe mental illness, chemical dependence, and or other disabilities. It is believed they frequently utilize costly crisis and other institutional services. The other type is a series of general services to the homeless.

A. Community Outreach Team

The Community Outreach Team serves persons who are homeless and have a severe and persistent mental illness and/or substance abuse disorder. Sub-populations of this group include veterans, victims of domestic violence and persons with HIV/AIDS. The caseload capacity is 50 clients at any given time. Annually, the program serves about 75 clients.

Services for persons served by the Community Outreach Team are individualized and address psychiatric care, medication, illness education, substance abuse education and treatment, assistance with daily activities of living, applying for entitlements, assistance with education and employment, locating permanent housing and providing ongoing support. The Community Outreach Team project follows an Assertive Community Treatment Team model and provides comprehensive community-based treatment to people living with severe and persistent mental illness. The team assumes direct and shared responsibility for providing the treatment, support and rehabilitation services a person needs to live successfully in the community. The

Community Outreach Team also provides services to chronically homeless individuals who are in permanent housing.

B. General Homeless Services

Cornerstone offers day services to anyone who is homeless. The following are available on a daily basis: showers, information and referral, laundry, community voice mail, use of Cornerstone for a mailing address, temporary photo identification, use of a phone for local calls, and bus tickets for doctor and mental health related appointments. Bus tickets are also available for homeless persons stranded in Wake County who have a verified place to stay in another locale. Triangle Disability Advocates is on-site once a week to work with people in the process of being qualified for disability benefits. Southlight, Inc. is on-site 2 times per month and offers substance abuse outreach and HIV/STD testing. The operating capacity is about 80 clients at any given time. Annually, Cornerstone serves about 1500 clients.

McKinney Team

The McKinney Team provides community support 24 hours a day, 7 days a week for persons who are homeless with a mental illness to live independently in the community. The goal of the McKinney Team is to provide services in a respectful manner to help persons maintain their independence through affordable housing and supportive services to help control their mental illness. Most of the clients served have a long history of severe mental illness and substance abuse disorders. The team offers an array of supportive services, such as case management, housing assistance, skills training, and community education. The team also provides therapy groups, a diabetes group, a social skills group and substance abuse groups. McKinney Team staff also works very closely with Cornerstone and South Wilmington Street Center. The team is made up of case managers, nurses, a psychiatrist, a substance abuse counselor, and a job coach. The team has a maximum annual caseload capacity of 60 persons, and actually serves about 70 persons.

The McKinney Team is partially funded through a federal grant that is received by CASA, Inc., a community partner who builds and manages housing for people with disabilities. CASA provides the housing and the McKinney Team provides services for a limited number of vouchers funded by the grant. The McKinney Team and CASA work together to help clients/residents live successfully in independent housing.

Rental Assistance Long Term Vouchers

Wake County provides rental assistance to people who are homeless and disabled. There are three types:

A. Housing First Shelter Plus Care Subsidies

This is a U.S. Department of Housing and Urban Development (HUD) Shelter Plus Care grant that provides fifty rental subsidies to individuals who are chronically homeless. All individuals served by this grant have been continually homeless (on the streets or in an emergency shelter) for at least one year or have suffered four or more episodes of homelessness in the past three years and have a disabling condition of severe and persistent mental illness and/or a chronic substance abuse disorder. Once a client receives a Housing First rental subsidy, they are offered intensive case management and psychiatric and/or substance abuse services from a

Community Outreach Team. 50 clients are served annually with this grant.

B. Shelter Plus Care Subsidies

The Shelter Plus Care Program uses rental subsidies funded by HUD to provide permanent housing for persons who are homeless and have a disabling condition. There are 145 Shelter Plus Care subsidies in use annually.

C. Wake County Vouchers

Wake County Capital Improvement Plan (CIP) funds provide fifty-two rental subsidies specifically for persons earning at or below 50% of area median income (\$38,000 for a family of 4) who have a severe and persistent mental illness. The subsidies were first established with County CIP funds in FY 2007 as a means to fill the gap in affordable housing for persons disabled by mental illness. The imminent closing of Dorothea Dix mental hospital and the subsequent deinstitutionalization of persons with mental illness have led to this need. 52 clients are served annually with these vouchers.

Short Term Rental Assistance

This year, FY 2013-1024, Wake County Housing began a program to administer up to three (3) months of rental and utility assistance for people who are homeless and working in order to help them rent an apartment. The idea of this program is to offer limited help to people who are already on their way to financial independence, and will have an ongoing source of income to maintain this independence. Case management will be maintained during the period of assistance and contact will be made after one year to assess long term results of the assistance. The Community Development Block Grant from the U.S. Department of Housing and Urban Development is the source of these funds.

Rental Assistance Contracts with Community Agencies

Contracts with community service providers enable Wake County to purchase additional emergency housing, transitional housing, housing search services, and supportive services to enable homeless individuals to find and permanent housing. The focus is on rapid re-housing as a best practice for ending homelessness. The contracts are with Haven House, Interact, PLM Families Together, Triangle Family Services, Urban Ministries, Wake Interfaith Hospitality Network, and The Women's Center of Wake County.

Employment Training and Placement

An employment training program began in 2010, and this year, it will continue to assist homeless people from the South Wilmington St. Center and Cornerstone Day Services Center with becoming employed. The program will first provide basic job skills training to participants, and will then place the participants in internships with local business. The internships will allow the participants to develop skills in specific trades, which they can use to secure permanent employment, either with the business partner or elsewhere. The employment program will help homeless, unemployed persons take the first step toward being self-sufficient and permanently housed.

II. Partnerships with the Community

Wake County Housing Division is an integral partner in the Wake Continuum of Care (CoC), also known as the Partnership to End Homelessness. The Partnership to End Homelessness is a planning and action group consisting of nonprofit housing service providers and government agency representatives. Its primary focus is to deliver housing and support services to homeless persons. The Partnership meets bi-monthly in an effort to eliminate homelessness and create a seamless, integrated system of housing and support services that minimizes gaps in service.

For many years, staff of the Wake County Housing Division has been involved in the Partnership and specifically in the following:

- Serving on the Board of Directors of the Partnership
- Sponsoring the Veterans' Stand Down, a celebration that honors U.S. Veterans and provides services and resources
- Hosting and participating in Project Homeless Connect, a community-wide event that connects homeless persons with resources and services
- Taking a key role in the Point in Time Count
- Holding discussions about a 24/7 Stabilization Center
- Creating priorities for the Ten Year Plan to End Homelessness
- Serving on various planning and action committees

The CoC was formed in 1995 to develop, analyze and strengthen Wake County's homeless continuum of care system. The group's goals are twofold: to provide a balance of emergency, transitional, and permanent housing; and to develop services so that homeless persons and families can make the transition from the streets to housing, jobs and self-sufficiency. The group identifies gaps, sets priorities and prepares the annual HUD SuperNOFA Continuum of Care grant application to HUD to apply for funds to help homeless populations. In the fall of 2006, the Wake County Continuum of Care became a 501(c) 3 nonprofit organization. This allows it to raise funds to support a computerized Homeless Management Information System and to be its own fiduciary agent for management of the funds.

HUD has a required measurement tool for communities to use when applying for the SuperNOFA Continuum of Care grant application to report on the prevalence of homeless and under-housed people. This tool is known as the Point in Time count and is conducted annually. In January 2014, the Continuum of Care conducted a Point in Time count in Wake County. The findings were as follows:

2013 Point in Time Survey of Homeless Persons in Wake County

Total Homeless people during Point-in-Time Survey	1,115
Homeless people staying in temporary shelter	1019
Homeless people without shelter (i.e. on the streets)	96
Homeless people in families (including children)	307
Homeless children	191
Homeless individuals (not in families)	804
Homeless children (not in families)	4
Homeless people who are victims of domestic violence	229
Chronically homeless people	147
Homeless with a substance abuse problem	362
Homeless Veterans	204
Homeless with mental illness	166

Source: Wake Continuum of Care

In order to address these populations, in February, 2014 the Wake County Continuum of Care applied for a total of \$2,611,015 from the U.S. Department of Housing and Urban Development's Continuum of Care Grant. These funds are proposed to be used among a variety of agencies that comprise the Continuum of Care in order to address different populations needing assistance. The announcement of receipt of the funds has not made as of the writing of this report. The applications are as follows:

Carolina Homeless Information Network applied for \$76,682 in Continuum of Care Program (COC) homeless assistance funds. These funds provide technical support for Wake County's Homeless Management Information System (HMIS), a database shared by homeless provider agencies.

CASA, Inc., a Raleigh-based nonprofit, applied for \$51,783 in COC funds. These are renewal funds for the operation of Harrington Place, a residence for formerly homeless individuals.

CASA, Inc., a Raleigh-based nonprofit, applied for \$87,880 in COC funds for Families at Home, an apartment complex that houses homeless families with disabilities.

CASA, Inc., a Raleigh-based nonprofit applied for \$192,594 in COC funds to provide housing and support services for persons who are homeless with serious mental illness.

Haven House, Inc., a Raleigh-based nonprofit applied for \$50,000 in COC funds for "Pregnant and Parenting" program to provide Rapid Rehousing for homeless youth.

Passage Home, Inc., a Raleigh-based nonprofit, applied for \$202,932 in COC funds for Ruth's House permanent housing. This program provides permanent housing to formerly homeless families and single women who have graduated from Passage Home's transitional housing

programs.

Passage Home, Inc., a Raleigh-based nonprofit, applied for \$209,671 in COC funds for “Essential Services” to assist homeless families, including ex-offenders, to obtain permanent housing, increase life skills and income and to help families achieve greater self-determination and self-sufficiency.

Wake County Human Services applied for \$1,187,875 in renewal funds for its Shelter Plus Care (S+C) rental subsidy program for single adults with severe and persistent mental illness and/or co-occurring mental illness and substance abuse issues.

Wake County Human Services applied for \$220,238 in COC funds for psychiatric outreach, treatment and support services. This program provides psychiatric services to homeless individuals with a serious mental illness served by the agency’s Community Outreach Team.

Wake County Human Services applied for \$217,904 in renewal funds for its Shelter Plus Care (S+C) rental subsidy program for single adults with severe and persistent mental illness and/or co-occurring mental illness and substance abuse issues.

Tier Two funds applied for by the Wake County Continuum of Care include:

Wake County Human Services applied for \$23,904 in COC funds for a Veteran’s Service Officer.

Passage Home, Inc., a Raleigh-based nonprofit, applied for \$11,484 in COC funds to provide Support Services to clients receiving rental assistance through Wake County Human Services.

Carolina Homeless Information Network applied for \$35,776 additional COC funds. These funds provide technical support for Wake County’s Homeless Management Information System (HMIS), a database shared by homeless provider agencies.

The **Wake Continuum of Care** applied for \$19,996 in COC funds for a Planning Grant.

2014-2015 Continuum of Care Application

The Wake Continuum of Care will apply for FY 2014-15 funds to continue current programs and to obtain additional funds for the development of permanent housing units and accompanying support services for homeless persons who are disabled. The Continuum of Care will submit an application in response to the HUD SuperNOFA in summer 2014.

In addition to the groups listed above, the larger community includes the following provider agencies:

The Alliance of AIDS Services

The Alliance of AIDS Services provides a comprehensive program of services to people living

with HIV/AIDS, their families, friends and caregivers. These services include the following: rental assistance; client advocacy, support and case management services; a food pantry; transportation; a buddy program, and crisis counseling. The Agency also educates the public about prevention and other HIV/AIDS-related topics.

Catholic Charities

Catholic Charities is a private, nonprofit, social service agency serving the people of Eastern North Carolina with a wide range of services. Catholic Charities serves people in need through advocating for social and economic justice as well as by addressing immediate needs with emergency resources or direct services.

Catholic Parish Outreach

A part of Catholic Social Ministries, the Outreach is the largest food provider in the County. It provides food for three meals a day for up to 10 days per family member. Referrals are made by human service organizations and the faith community.

Community Alternatives for Supportive Abodes (CASA)

CASA develops, owns, and manages affordable housing for low-income persons with mental illness, developmental disabilities and/or substance abuse disorders. CASA leverages local funds as well as those from federal and state programs.

DHIC

DHIC is a not-for-profit developer of local affordable housing. DHIC creates low-income development with funding from low-income housing tax credits and other public and private sources to provide affordable housing to low-income residents.

Epiphany House

The Women's Center of Wake County operates Epiphany House, which provides transitional housing for four single women. The average length of stay is four weeks to four months.

Evergreen Construction

Evergreen Construction is a Raleigh-based developer of affordable rental housing. The company builds and manages senior and family apartment complexes located throughout Wake County.

First Baptist Church

Located in downtown Raleigh, First Baptist provides clothing, shoes, and food.

First Presbyterian Church

First Presbyterian provides limited crisis funds for persons on a once-a-year basis, a GED program and a nursery for childcare for working parents.

Habitat for Humanity of Wake County

Habitat provides homeownership opportunities for families earning up to 60% of area median income. This is currently \$45,600 for a family of four. Funding comes from private donations, public sources, and the private sector.

Housing Authority of the County of Wake

The Housing Authority of the County of Wake is primarily funded through HUD and provides housing assistance in the form of public housing units and Section 8 vouchers.

Haven House Services

Haven House provides emergency shelter for teenagers at Wrenn House and provides outreach and coordinates safe havens in the community. Its scattered site program provides housing and support services to homeless youth between the ages of 18 and 21.

Interfaith Food Shuttle

The Interfaith Food Shuttle is a private, non-profit agency that provides food to the homeless population. The agency gathers perishable products such as milk, eggs, and prepared foods from grocery stores, local corporations and restaurants and distributes them throughout Wake County.

Interact

Interact is a private, non-profit agency that serves battered women and their children and survivors of sexual assault. Interact operates a transitional shelter for women and children that offers comprehensive support services to help their clients move toward violence-free lifestyles. Interact also intervenes during crisis situations and educates the community on domestic violence and sexual assault.

North Carolina Housing Finance Agency (NCHFA)

Wake County and the City of Raleigh benefit from programs administered by the NCHFA, including those that support new construction and rehabilitation projects with for-profit, non-profit and local government developers. NCHFA also provides funds to first-time homebuyers, and developers creating affordable rental housing.

Pan Lutheran Ministries – Families Together

Pan Lutheran Ministries helps homeless families in Wake County attain the highest possible level of self-sufficiency and housing stability. Its three objectives are to provide housing and support services, advocate for homeless families and provide volunteer opportunities. All housing includes case management, skills training and permanent housing placement services.

Passage Home

Passage Home is a faith based, ecumenical, interracial community development corporation. Its mission is to bring area churches together to help strengthen low wealth families and neighborhoods using a community economic development strategy that includes transitional housing, opportunities for home ownership, small business development, neighborhood revitalization, and real estate development. Credit and budget counseling, housing location assistance, home ownership counseling and intensive case management are incorporated into all program opportunities.

Raleigh Housing Authority

The Raleigh Housing Authority (RHA) operates assisted housing throughout the city and administers Section 8 vouchers, which provide rental housing assistance to low-income residents throughout the city and county.

Raleigh Rescue Mission

The Raleigh Rescue Mission is a faith-based agency in Raleigh serving men, women, families (women and children, intact families and “special needs families” such as women with older male children and fathers with children). In addition to providing the basics of food, shelter, educational and vocational training to homeless and persons of low income, the Mission tries to prevent persons from becoming homeless again through a variety of programs. The Mission coordinates in-house substance abuse programming with community based in and outpatient substance abuse programs.

SouthLight

SouthLight is a private, not-for-profit corporation providing drug and alcohol services for the whole community. Professional staff offers a comprehensive package of prevention, intervention, outpatient detoxification, drug-free treatment, residential, and case management services for both adolescents and adults.

Salvation Army

Salvation Army is a church-based organization that provides assistance to homeless persons and families in need. It provides rental assistance, funds for utilities (no phones), heating and water, clothing, furniture vouchers, food, and emergency shelter for homeless women with children. The Salvation Army also provides case management to families and individuals who use its shelter.

Shepherd's Table Soup Kitchen

Operated by the Church of the Good Shepherd and staffed primarily by volunteers, the Shepherd's Table serves hot lunches to homeless persons each weekday in downtown Raleigh.

Step-Up Ministries

Step-Up is a non-profit organization that provides transitional housing in units throughout the county. Families must be homeless or soon-to-be homeless, and must also be employed in full-time jobs. Families must also be referred from a shelter. Step-Up offers counseling on budgeting, employment and home management.

Support Circles

This program pairs homeless individuals and families with a support group (Circle) comprised of members of a sponsoring congregation. The Circle supports the family as it works toward independence

The Caring Place

The Caring Place is a non-profit organization providing a transitional housing program with intensive life-skills counseling for working families with children. Housing and counseling sessions are located in Cary, N.C., but serve Wake County homeless families referred by

shelters and other social services organizations. At the end of this four-month program, families have gained the skills needed to acquire and maintain self-sufficient, permanent housing.

The Healing Place of Wake County

The Healing Place serves homeless men 18 or older with alcohol or other drug addictions. It offers an emergency shelter, non-medical detoxification center and a transitional housing program.

The Healing Place for Women

The Healing Place for Women serves homeless women 18 or older with alcohol or other drug addictions. It offers an emergency shelter, non-medical detoxification center and a transitional housing program.

Triangle United Way 211

By calling 211, persons can obtain information and referrals on health and human services available in Wake County. The United Way line also provides information on affordable housing within the County.

Triangle Family Services

Triangle Family Services is a 75-year-old agency founded by the community to address community needs. Triangle Family Services currently offers services through four programs: Individual and Family Counseling provides therapy and psychiatric evaluation on a sliding scale fee basis; Family Safety provides education and support to both perpetrators of domestic violence and victims of crime; the Consumer Credit Counseling Service offers budget counseling, a debt management program and a Family Life Education program, all at minimal to no cost to the consumer, and the Emergency Housing Assistance Program offers assistance to families facing homelessness because of financial crisis.

Urban Ministries

Urban Ministries is a non-profit agency that provides services to low-income and homeless persons in three main programs: the Crisis Support Services prevents families and individuals from becoming homeless by providing direct financial assistance for utilities, rent, medications, emergency food and referrals to other appropriate agencies; the Helen Wright Center provides transitional shelter and support services for women; and the Open Door Clinic provides quality health care (medical care, dental care and prescriptions) to low-income persons without health care insurance.

Wake Interfaith Hospitality Network

Wake Interfaith Hospitality Network is a non-profit agency dedicated to eliminating homelessness in Wake County. Eligible families receive 6 - 8 weeks of shelter including meals, shower, storage and laundry facilities, case management and life skills workshops through the Day Center program. The Day Center provides a temporary home base for program participants and serves 13 to 15 families at a time. Wake Interfaith also operates a Transitional Housing Program with 12 units of housing and intensive case management and

life skills training for families. A family may be served with the Transitional Housing Program for up to one year.

Women's Center

The Women's Center of Wake County provides day shelter and basic needs (clothing, food, personal care items) for women and children who are homeless. In addition, the Center provides job training, financial assistance to prevent evictions or deposits for apartments/rooms, assistance with transportation (bus tickets), and case management services. The Center uses a holistic approach through a variety of wrap-around services as well as referrals and advocacy for clients to utilize other community resources.

Performance Measurement and Management

Performance measurement is the regular, systematic collection, analysis and reporting of data that tracks resources used, work produced and whether specific outcomes were achieved. The system includes:

- Activities: the programs used to serve the needs of the community
- Objectives: describe the purpose of the program activities
- Outcomes: the benefits and impacts that result from the program
- Indicators: benchmarks Wake County will use to measure the effectiveness and efficiency of its programs

Using the indicators contained in the priority needs of this section, a yearly analysis and report of the progress toward outcomes will be included in the Consolidated Annual Performance and Evaluation Report (CAPER), as required by the US Dept. of HUD. This information will be used to make any needed changes to programs.

Public Housing

The Housing Authority of the County of Wake (HACW) currently manages 345 conventional public housing units. The six municipalities which offer conventional public housing are: Apex, Fuquay Varina, Garner, Wake Forest, Wendell and Zebulon. Onsite management has been added to the Wake Forest public housing, the largest public housing community. Managers also visit the smaller sites on a weekly basis.

Fuquay Varina, Garner, Wake Forest and Zebulon have established resident councils. Because Apex has a small number of resident households (10), they meet regularly with the community surrounding the public housing community. Representatives from each community make up a Resident Advisory Board that interacts with the HACW Board of Commissioners regarding policy decisions that affect all residents.

The communities with resident councils have named their communities: Wake Forest-New Hope Village; Garner-Delta Place; Zebulon-Shannon Park and Fuquay Varina-Woodland Falls.

Signage has been erected in Wake Forest and Garner, with signage planned for the remaining areas in the near future.

The HACW continues to receive grants and establishes partnerships to better the lives of their residents. They have received a grant from HUD to administer the Family Self Sufficiency (FSS) Program. This FSS Coordinator position increased from a part time to a full time position last year based on the number of participants enrolled in the program. A second grant through Girl Scouts was awarded that allows approximately 50 girls in public housing to join the Girl Scouts. A partnership with the Zebulon United Methodist Church provides van transportation for the girls. Another partnership is with the Wake County Housing Finance Corporation (WCHFC) the nonprofit affiliate of the Housing Authority. This partnership has provided funding for needed services to residents experiencing temporary barriers as they work towards self-sufficiency. WCHFC also funded the majority of the cost of a much needed playground for Delta Place, the Garner public housing community.

Other community partnerships include Wheels for Hope, AmeriCorps (our newest partnerships), Forty West Ministries, Living Word Family Church, Town of Wake Forest Girl Scouts, Wake Forest Parks and Recreation, Kappa Alpha Psi Fraternity Inc., Dress for Success, Delta Sigma Theta Sorority, Inc., The Life Enrichment Center, Police Departments in all municipalities, Heritage Elementary School, Job Link, Dew4Him, Whitley's Journey and the Eastern Regional Center (ERC) to name a few.

The Housing Choice Voucher Program has experienced growth through additional HUD Veterans Administration Supportive Vouchers (VASH) being awarded to the Agency. The HACW currently administers 419 vouchers through the (HCV) Program, 215 of which are VASH Vouchers.

The VASH Vouchers are specifically for the purpose of providing housing for homeless veterans. The HACW works closely with the Veterans' Administration, the referring agency, in administering these vouchers. They hold an annual Veterans' Day Program to honor veterans.

HCV Program currently administers the Family Self Sufficiency (FSS) Program in which participants working towards self-sufficiency can earn an escrow to realize dreams such as homeownership after successful completion of the program. Additionally, though the HCV Program, qualified participants can use their voucher to purchase a home.

The Housing Authority of the County of Wake is not designated as "troubled" by HUD.

The **Raleigh Housing Authority (RHA)** currently operates 1316 public housing units. The total will increase to 1461 when the newly rebuilt Walnut Terrace opens this summer. mainly one bedrooms to accommodate people on the waiting list. There are 2,996 people on the waiting list for public housing.

There are currently 3,869 housing choice voucher holders through the Raleigh Housing Authority and 7,692 people on the waiting list. RHA has adopted a preference for people who live and work in Wake County, ahead of people who want to relocate from somewhere else.

Anti-Poverty Strategy

Wake County Human Services implements the following programs to assist the low-income population in achieving economic self-sufficiency:

Work First - Work First is a self-sufficiency strategy developed by Wake County Human Services to address the needs of very low-income families. Wake County serves approximately 3,900 families in its Work First Program. It provides temporary financial assistance and supportive services such as day care, transportation, training opportunities, Medicaid, and has set-asides for affordable housing units.

Supportive Housing Team – The Supportive Housing Team provides referral to those who require services to maintain independent housing, and sponsors and teaches the Ready to Rent program throughout the County. The Ready to Rent curriculum teaches attendees about being a good renter, this in turn, helps people stay in stable housing and allows them to build favorable rental history. This program enables people to maintain decent, safe and affordable housing, thereby increasing the chances that they will be able to stabilize other areas of their lives, such as employment and health.

Supportive Employment - This program assists the disabled in finding and maintaining employment. Additional services include on-site vocational evaluation, career counseling and skills training.

Affirmatively Furthering Fair Housing

Wake County affirmatively furthers fair housing by providing choice to consumers. The County subsidizes a variety of types of housing in locations throughout the County. Wake County partners with lenders to finance apartments for low-income families in most of the municipalities. Developers, using County federal housing funds, have built apartment complexes in Apex, Cary, Fuquay-Varina, Garner, Knightdale, Wake Forest, Raleigh and Zebulon. Financing apartment complexes throughout the County gives families a choice of where they want to live rather than limiting them to one part of the County.

Wake County sponsors fair housing training for residents and for owners/managers of rental housing annually. Owners/managers of County funded rental units are required to attend annually. The NC Human Relations Commission presents the workshops.

Wake County hired a consultant in 2010 who prepared an updated Analysis of Impediments. The Analysis of Impediments document discusses actions to address underserved needs and remove barriers to affordable housing.

Actions To Address Underserved Needs/Remove Barriers To Affordable Housing

Wake County Human Services' Supportive Housing Team offers two types of assistance:

- Information/Referral
- Housing Education

Low-income families and individuals are provided with information to help increase their chances of finding affordable housing, to better navigate the maze of housing options and to provide a housing continuum of units paired with services to support families transitioning from one phase of housing to another.

In the Ready to Rent Program, a trainer prepares consumers to overcome barriers to rental housing. The program educates families and individuals about their rights and responsibilities for renting housing. Specific steps are outlined toward improving credit issues, budgeting, goal setting, and changing past behaviors. Upon completion of the six-week course, the consumer receives a certificate and is paired with a housing provider who participates in the program. The housing provider agrees to provide a safe, decent affordable unit to the Ready To Rent Graduate. This program has been successful in creating a “win-win” relationship by filling vacant units with hard-to-house consumers.

Actions To Foster and Maintain Affordable Housing

Wake County's housing rehabilitation program serves to maintain and foster affordable housing. Details of the housing rehabilitation description can be found in the CDBG section on p. 27. All multifamily developments funded by Wake County HCR are monitored annually to ensure that the developments are following federal regulations and remain safe, decent and affordable.

Actions To Evaluate and Reduce Lead-Based Paint Hazards

Wake County Housing and Community Revitalization (HCR) is actively involved in reducing lead based paint hazards in all federally funded housing rehabilitation projects, pursuant to the HUD Safe Housing Rule 24 CFR 35. This regulation went into effect in Fall 2000, and directs funding recipients to inspect for lead-based paint hazards in all dwellings built prior to 1978. Wake County HCR employs a qualified risk assessment firm to perform an inspection and risk assessment on all pre-1978 rehabilitation projects. This methodology follows guidelines for investigating dwellings, as included in HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

Recommendations are then made from the testing based on summary findings, and the level of lead hazard reduction activity is determined prior to bidding projects. The amount of funding for each project decides which method of lead hazard reduction to pursue, which may include an

interim control measure or a full abatement measure. All lead hazard abatement activities are performed by a certified abatement contractor. General Contractors bidding on housing rehabilitation projects must have completed the Lead Safe Work Practices training. Once lead reduction work and all rehabilitation work have been completed, a lead clearance test is conducted to declare the dwelling safe for occupancy.

Actions to Develop Institutional Structures

The Raleigh/Wake County 10-Year Plan to End Homelessness was released in February 2005 with the goal of reorienting the homeless services system from one that manages homelessness to one that prevents and ends homelessness. The plan has five objectives toward that goal: prevention, engagement, housing, employment/education, and services and supports. Wake County HCR can support the objective of housing through its programs. One of the 10-Year Plan's key strategies for housing is increasing the supply of permanent, affordable housing for individuals and families earning at or below 40% AMI. This aligns with the goal of HCR's program to provide safe, decent, affordable housing to the low-income citizens of Wake County.

Wake County will continue to work closely with developers of affordable housing to produce good quality housing for the various priority populations. The relationship between nonprofit and for profit entities has increased over the years and will continue to grow.

Actions To Enhance Coordination Between Public and Private Housing And Social Service Agencies/Actions To Foster Public Housing Improvements And Resident Initiatives

Wake County continues to participate in discussions with the Housing Authority of the County of Wake, Raleigh Housing Authority and City of Raleigh Community Development Department. These discussions revolve around best serving the community and common interests in housing. The meetings offer the opportunity for sharing of perspectives and insight. A representative of Wake County Housing Division often attends meetings of the Board of Directors of the Housing Authority of the County of Wake. The following programs exemplify partnerships.

HUD VASH Vouchers

A partnership exists between Wake County Housing, the Housing Authority of the County of Wake, and the Veterans Administration for the HUD VASH vouchers. HUD VASH vouchers are specifically for Veterans and their families and are provided by the Veterans Administration (VA). They are administered by the Housing Authority of the County of Wake. Referrals are made by the County's Director of the South Wilmington Street Center (SWSC), a shelter and program for homeless men. A veteran is referred to the VA by the SWSC and if he/she is qualified, the Housing Authority of the County of Wake will issue a voucher. At the present time, 180 vouchers are given to veterans.

Raleigh-Wake Partnership to End Homelessness

The Raleigh-Wake Partnership to End Homelessness is the entity that is responsible for implementing the Ten Year Plan to End Homelessness. It is also the operating name of the Continuum of Care. The Partnership works with the Raleigh Housing Authority to set aside Section 8 vouchers for eligible participants of one of the Partnership initiatives, Support Circles. Discussions have been held in the past with the Housing Authority of the County of Wake about coordination for vouchers for eligible participants of the Support Circles program.

The Targeting Program

The Targeting Program is a partnership among the North Carolina Department of Health and Human Services (DHHS), the North Carolina Housing Finance Agency (NCHFA), Wake County Human Services Division of Housing, and local human service agencies. Since 2002, the Targeting Program has provided over 240 units of housing in Wake County linked with supportive services to disabled persons whose income is less than 30% of the Area Median Income, and are receiving some type of Disability Assistance.

To be eligible, individuals must be receiving Social Security Income (SSI), Social Security Disability Insurance (SSDI), or Veteran's Assistance (VA). The rental portion paid by a tenant in a Targeted Unit is a percentage of his or her household income (10% - 25%), and the percentage is determined by the size of the unit that is rented. The balance of the rent payment is provided through Key Funding, a NCHFA and DHHS funding mechanism, or project based rental assistance.

Coordination takes place with the Housing Authority of the County of Wake and the Raleigh Housing Authority because residents of Targeted Units may be placed on Section 8 Voucher waiting lists. When a voucher becomes available, this individual's rent source switches from Targeting Program funding to a Housing Authority Section 8 Voucher.

Monitoring

The County will monitor the progress of its CDBG, HOME, and CIP funded activities to ensure that they are implemented effectively and in a timely manner. The County monitors its activities consistently over the course of a given year using the methods listed in this section. The County's Housing and Community Revitalization staff are responsible for the majority of these monitoring activities. Other staff in the County's Budget, Finance, and Human Services Department provide monitoring support (mainly on financial matters). The County Attorney also provides advice on legal matters.

Overall Program Monitoring

Staff meets on a regular basis to review program progress — formally every week and informally on a project-by-project basis. The five-year Consolidated Plan and the annual Action Plan serve as the foundation for the division's yearly Work Plan. The Work Plan identifies staff responsible for individual programmatic outcomes (e.g., rehabilitating substandard homes occupied by low-and moderate-income families). The HCR staff reports on CDBG and HOME

funded activities on a monthly and quarterly basis as part of the Human Services Department's report to the County Manager, Human Services Board and the Wake County Board of Commissioners. Finally, HCR staff prepares the annual CAPER and publishes a notice of its availability to the public in the *Raleigh News & Observer*, the *Carolinian* and *Que Pasa*.

CDBG Monitoring

The County monitors CDBG-funded housing rehabilitation, down payment assistance, relocation, and property acquisition on a case-by-case basis (to determine eligibility and meet other regulatory requirements). Each loan customer, relocatee or property is tracked individually through case files. Staff manages and tracks all rehabilitation and down payment assistance loans within two centralized software data bases: Community Development Manager for historical and loan servicing purposes and Microsoft Excel for monitoring day-to-day progress.

Staff monitors CDBG-funded community revitalization projects, such as public facilities improvements, on a case-by-case basis. These projects typically require cooperation between the participating municipalities, community residents, private contractors, and the County. The terms of cooperation are handled through a Sub-recipient Agreement between the County and the municipality or the partnering nonprofit organization.

Staff monitors CDBG administrative expenses on a monthly basis and program income receipts on a weekly basis.

HOME Monitoring

Wake County monitors its HOME-funded development projects annually to ensure rental and homeownership units remain decent and affordable. Its monitoring activities will also serve two additional purposes: 1) ensure that HOME funds are spent efficiently and effectively and according to program regulations; and 2) that HOME funded projects are serving income eligible households and are well maintained.

Monitoring will occur in two phases:

- 1) Monthly after HOME funds have been awarded (Award/Construction Phase);
- 2) Annually after the units have been rented up (Lease-up/Affordability Period)

Monitoring during Award/Construction

The County will undertake the following activities monthly during this period:

Evaluate requests for payments (ensure that requests are for HOME-eligible activities and are appropriately documented);

Visit project site(s) during construction to view construction techniques and interview employees for Davis-Bacon requirements.

Monitoring during Lease-Up/Affordability

The County will undertake the following activities annually during this period:

Send HOME income limits/rents to developers — prior to lease-up and on an annual basis through affordability period;

Check leases and other written documents supplied by developer to ensure compliance with HOME regulations;

Visit project sites to review tenant files and inspect units (to ensure participant eligibility and unit condition);

Consult with other lenders participation in the project, such as the North Carolina Housing Finance Agency (NCHFA) and the City of Raleigh, to compare records and discuss compliance issues; and

Obtain rent rolls monthly and audits annually and review both for compliance.

HOME Community Housing Development Organizations (CHDOs)

The County shall use CPD notice 97-11 guidelines and attachment A to certify CHDOs. The same guidelines will be used to review CHDOs annually to ensure eligibility. Once CHDOs have been reviewed annually, the County will issue a re-certification letter to all eligible CHDOs. In addition, according to the new HOME rule, CHDOs will be re-certified before they receive a development award. The County shall monitor the progress of CHDOs funded through terms of the written agreements. County and CHDO staff shall meet on an as needed basis to discuss project implementation.

List of Public Facilities Projects

The list below identifies the public facilities projects intended to be funded in FY 2014-2015.

Town	Project	Estimated Cost	Maximum CDBG Contribution	Required Match (20% minimum)	# of Families Assisted
Morrisville	Church Street sidewalk-Treybrooke Drive to Cedar Fork Elementary School	\$464,083	\$371,266	\$92,817	18
Rolesville	E. Young Street sidewalk, curb and gutter	\$595,120	\$476,096	\$119,024	13
Wake Forest	Caddell Street sidewalk, curb, gutter, asphalt paving, water, and sewer lines	\$513,878	\$411,102	\$102,776	40
Zebulon	Shepard School Road sidewalk	\$126,282	\$101,026	\$25,256	100
TOTAL		\$1,699,363	\$1,359,490	\$339,873	171

PART 1 – CDBG FUNDED ACTIVITIES

Wake County expects to receive \$1,513,681 in Community Development Block Grant (CDBG) funds for FY 2014-2015. Program income generated from this year and activities funded in previous years is expected to add \$314,560 in revenue; this will be put in a revolving loan fund to be used for additional housing rehabilitation activities.* Wake County Housing and Community Revitalization receives program income from loan payments and loan payoffs. Grant funds and program income bring total revenue to \$1,828,241. The tables to the right summarize CDBG revenue and expenditures proposed for FY 2014-2015. A summary of each activity follows.

Revenue

Expected Grant	\$1,513,681
Projected FY14-15 Program Income	\$270,000
Excess Program Income	\$44,560
Total	\$1,828,241

Expenditures

Administration	\$302,736
Housing Rehabilitation	\$399,996
Public Facilities	\$1,090,509
Public Services	\$35,000
Total	\$1,828,241

The County allocates CDBG funds to activities that have the support of the governing body of the municipality in which it is located. If CDBG funds are the first commitment to an activity that requires multiple funding sources, all commitments must be secured before CDBG funds are spent. The tables to the right summarize CDBG revenue and expenditures. A summary of each activity follows.

Performance Measurement and Management

Performance measurement is the regular, systematic collection, analysis and reporting of data that tracks resources used, work produced and whether specific outcomes were achieved. The system includes:

- Activities: the programs used to serve the needs of the community
- Objectives: describe the purpose of the program activities
- Outcomes: the benefits and impacts that result from the program
- Indicators: benchmarks Wake County will use to measure the effectiveness and efficiency of its programs

Using the indicators for each activity contained in this section, a yearly analysis and report of the progress toward outcomes will be included in the Consolidated Annual Performance and Evaluation Report (CAPER), as required by U.S. Department of Housing and Urban Development (HUD). This information will be used to make any needed changes to programs.

* Program Income: Equals expected payments from loans made using CDBG funds.

CDBG EXPENDITURES

A. ADMINISTRATION

Up to 20% of the CDBG grant can be used for operating costs, including staff salaries, indirect costs, professional fees, advertising, staff training and equipment. For FY 2014-2015, \$302,736 is budgeted for grant administration.

B. HOUSING REHABILITATION

Wake County plans to spend \$317,174 in CDBG funds for housing rehabilitation for low-moderate income homeowners (an additional \$82,822 of CDBG funds will be used for salaries). The housing rehabilitation program will help to improve the quality of existing supply of safe affordable housing for families at these income levels. A total of approximately 45 households will be assisted with the three programs described below.

Elderly and Disabled Program

A partnership with the Adult Services of Wake County Human Services will serve elderly households who are earning less than 40% of the area median income, (AMI) (currently \$30,400 for a family of four). The program is called the Elderly and Disabled Program, and will help people stay in their homes with modest repairs to assist with mobility or retrofits that are needed after hospital stays. Grants up to \$15,000 will be made with up to an additional \$10,000 available for lead based paint abatement if necessary.

Emergency Grants:

The Emergency Grant program is for homeowners who earn at or below 40% AMI (currently \$30,400 for a family of four) for Wake County, as defined by HUD and are in danger because of a problem with their home that needs to be fixed immediately. Eligible repairs include, but are not limited to: heating, well/septic, roof, and electrical hazards. Assistance is up to \$5,000 and is in the form of a grant.

Rehabilitation of sub-standard houses:

Qualifying low and moderate income homeowners will be assisted with loans for their sub-standard houses. The purpose of the program is to prevent or correct health and safety problems in homes owned and occupied by families earning less than 80% of AMI (currently \$60,800 for a family of 4) for Wake County, as defined by HUD.

Low-income households throughout Wake County, outside Raleigh, Cary and Holly Springs, may apply for these funds. The national objective met by this activity is low-moderate income housing 570.208 (a)(3). All families served by these programs will be qualified as low-income in accordance with the US Dept. of HUD standards. The County operates this program on a scattered site basis.

Performance Measurement and Management-Homeowners

Objective: Decent Housing

Outcome: Sustainability for the purpose of providing decent affordable housing

Indicator: Owner occupied units rehabilitated or improved

- Total number of units to be rehabilitated or improved: 45 units
- Number affordable: 45 units
- Number improved from a substandard condition: 5 units

C. PUBLIC FACILITIES

The public facilities activities in this action plan are based upon requests submitted by the towns working with their low-income communities. During the 2010 consolidated planning process the towns identified and ranked public facilities projects. Housing and Community Revitalization staff reviewed the projects to ensure that:

- They would benefit low-income families
- They were an eligible CDBG expense, according to HUD regulations
- Alternative funds are not available to fund the project

Activities that met these thresholds were included on a public facilities project list in the 2010 Consolidated Plan. Additional projects were requested by the towns in the fall of 2013. The activities below were requested.

Projects must benefit low and moderate-income families and require a 20% cash match for infrastructure and 75% cash match for public facilities from the municipality in which they are located. A total of \$1,359,491 in CDBG funds is budgeted for FY2014 projects. \$1,039,819 of this amount is from FY14 grant funds and \$319,672 is from prior year CDBG funds. An additional \$50,690 in FY14 CDBG funds is budgeted for project delivery costs associated with project management and staff time for the projects. The matches from the municipalities amount to \$339,872.

1. Morrisville – Church Street sidewalk

A total of \$371,266 in CDBG funds is slated to construct a sidewalk along Church Street south of McCrimmon Parkway to provide a safe pedestrian connection that will link area residents with two schools. The project includes a total of 1,715 linear feet of sidewalk, curb, and gutter placement along Church Street from Treybrooke Drive north to Sterling Montessori School and Cedar Fork Elementary School. This area is highly traveled by children as well as by other pedestrians. These improvements will help create a safer pedestrian network for residents in this part of Morrisville. *See map, p. 37.* \$152,620 will come from FY2014 funds, and \$218,646 will come from prior year CDBG funds. The Town of Morrisville is contributing \$92,817. The total project cost is estimated at \$464,083.

Block Group: 0536.00-1 (Survey: 60% Low-Mod)
CDBG Cost: \$371,266
Funds: CDBG
National Objective: Area Benefit 570.208(a)(1) - 18 households
Targeted Completion Date: June 30, 2015

Performance Measurement and Management

Objective: Suitable Living Environment
Outcome: Sustainability for the purpose of creating suitable living environments
Indicator: 18 households will have access to sidewalk improvements along this section of Church Street

2. Rolesville – East Young Street sidewalk

A total of \$476,096 in CDBG funds is slated for construction of a sidewalk, curb and gutter along East Young Street from Pulley Road to New Bethel Baptist Church in the Town of Rolesville. The 2,935 linear foot project will close a gap in safe pedestrian access to Rolesville's downtown district for area residents and neighborhoods to the south. In addition, two churches will be accessible on foot via the new sidewalk. Approximately 13 households will benefit from the sidewalk's construction. *See map p. 38.* The Town of Rolesville is contributing \$119,024. The total project cost is estimated at \$595,120.

Block Group: 0542.02-3 (Census: 72% Low-Mod)
CDBG Cost: \$476,096
Funds: CDBG
National Objective: Area Benefit 570.208(a)(1) –13 households
Targeted Completion Date: June 30, 2015

Performance Measurement and Management

Objective: Suitable Living Environment
Outcome: Sustainability for the purpose of creating suitable living environments
Indicator: 13 households will have access to sidewalk improvements

3. Wake Forest – Caddell Street Improvements

A total of \$411,102 in CDBG funds is budgeted for the paving of Caddell Street, which is currently a dirt road, and installation of a sidewalk, curb and gutter. Water line and sewer line extensions as well as service laterals and taps will be installed to serve existing and proposed dwelling units. The project will upgrade an isolated lane in a low-income area. Properties adjacent to the road will be opened up for potential affordable housing construction. *See map p.39.* The Town of Wake Forest is contributing \$102,776. The total project cost is estimated at \$513,878.

Block Group: 0542.01-4 (Census: 63% Low-Mod)
CDBG Cost: \$411,102
Funds: CDBG
National Objective: Area Benefit 570.208(a)(1) - 40 families
Targeted Completion Date: June 30, 2015

Performance Measurement and Management

Objective: Suitable Living Environment

Outcome: Sustainability for the purpose of creating suitable living environments

Indicator: 40 families will benefit from the street improvements

4. Zebulon – Shepard School Road Sidewalk

A total of \$101,026 in prior year CDBG funds is budgeted to fund additional requirements associated with a sidewalk that was originally funded with FY 2012 CDBG funds. The project consists of construction of 1900 linear feet of sidewalk, curb, and gutter along Shepard School Road from the Zebulon Middle School to the Zebulon Boys and Girls Club. The sidewalk will allow children to travel safely on foot from one building to the other along a busy thoroughfare and will serve a total of approximately 100 families. The project will benefit the quality of life and provide a low-and moderate-income neighborhood with an adequate sidewalk where none is currently present. *See map p. 40.*

The additional funds are necessary due to a North Carolina Department of Transportation guardrail requirement and supporting structures along a bridge on Shepard School Road, as well as the high bids received for the project last year. The total amount of additional funding required to build the sidewalk is \$126,282 and the Town of Zebulon is contributing \$25,256.

Including FY 2012 cost, the complete cost is \$324,382, the total amount of CDBG funds allocated will be \$259,506 (\$158,480 from 2012 funds), and the total Town of Zebulon contribution is \$42,146.

Block Group: 0543.02-2 and 0543.01-4 (Census)
CDBG Cost: \$259,506
Funds: CDBG
National Objective: Area Benefit 570.208(a)(1) –100 families
Targeted Completion Date: June 30, 2015

Performance Measurement and Management

Objective: Suitable Living Environment

Outcome: Sustainability for the purpose of creating suitable living environments

Indicator: 100 families will have access to a new sidewalk connecting the Zebulon Middle School with the Zebulon Boys and Girls Club

D. PUBLIC SERVICES

1. HOMELESS EMPLOYMENT PROGRAM

Wake County plans to use \$15,000 for a homeless employment program. The program began in 2010, and this year will assist an additional five homeless people from the South Wilmington St. Center and Cornerstone Day Services Center in becoming employed. The program will provide basic job skills training to participants, and then will place the participants with local business partners for job training internships. The internships will allow the participants to develop skills in specific trades, which they can use to secure permanent employment, either with the business partner or elsewhere.

Funding will be spent for job skills training classes at Wake Technical Community College and partial payment for participants during internships (payment is also made by the employer.) The employment program will help homeless, unemployed persons take the first step toward being self-sufficient and permanently housed.

CDBG Cost: \$15,000

Funds: CDBG

National Objective: Limited Clientele 570.208(a)(2) – 5 people

Performance Measurement and Management

Objective: Economic Opportunity

Outcome: Accessibility for the purpose of creating economic opportunities

Indicator: 5 people will be assisted with the homeless employment program

2. RENTAL ASSISTANCE/INCOME PAYMENTS

\$20,000 will be allocated to provide up to 3 months financial assistance for rapid re-housing to qualified homeless people who are working. Assistance may include rent, security deposits or utility payments. This program will serve people up to 50% AMI (\$26,600 for an individual or \$38,000 for a family of four). Case management will be maintained during the period of assistance and contact will be made after one year to assess long term results of the assistance.

Up to \$83,000 of prior year Rental Assistance funds will be reprogrammed and used for Housing Rehabilitation.

CDBG Cost: \$20,000

Funds: CDBG

National Objective: Low/Moderate Income Housing Benefit

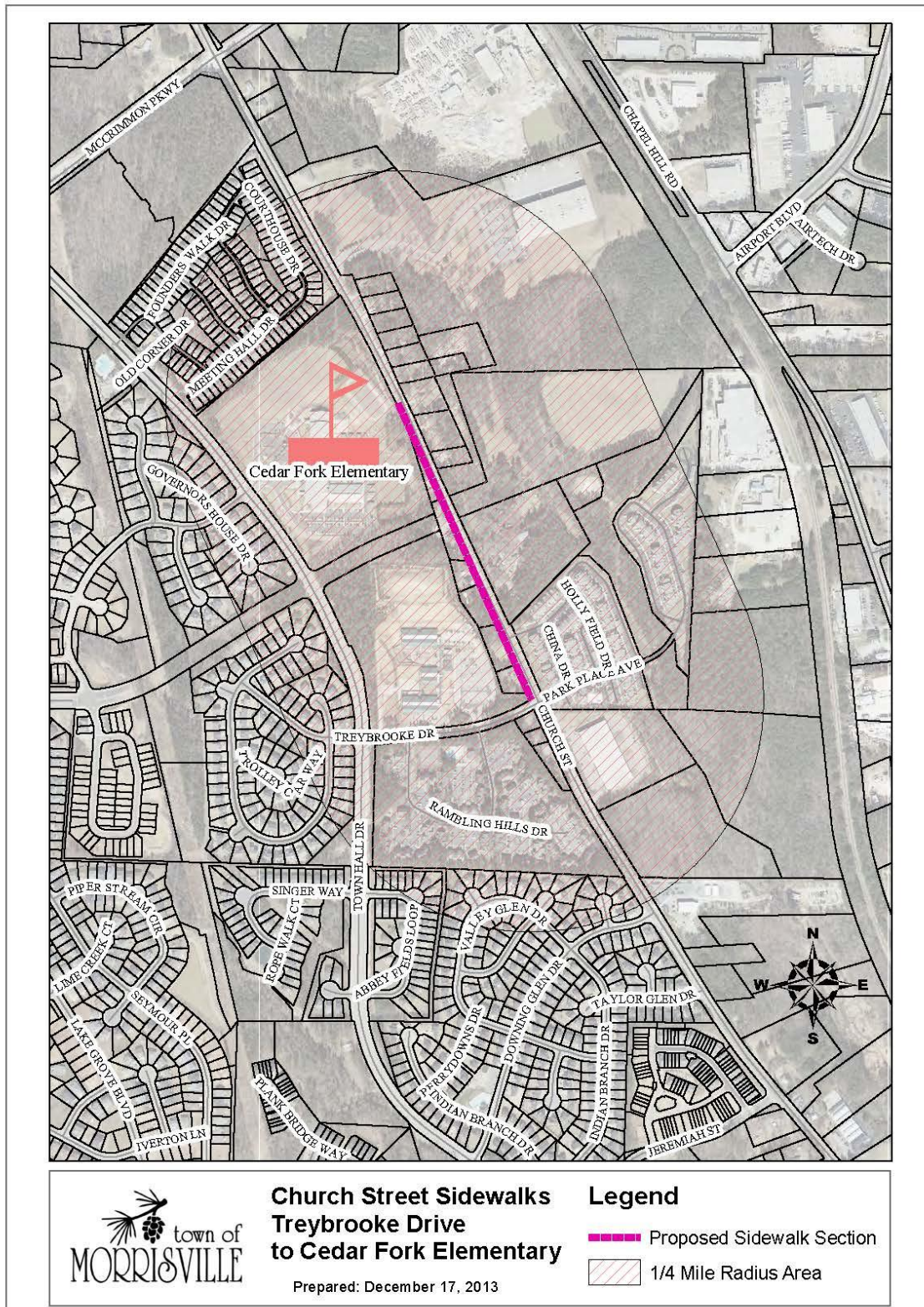
Performance Measurement and Management

Objective: Decent Housing

Outcome: Rental Assistance for the purpose of providing decent affordable housing

Indicator: Approximately 20 people will be assisted with a rental assistance program

Morrisville Church Street Sidewalk Location Map



Rolesville E. Young Street Sidewalk Location Map



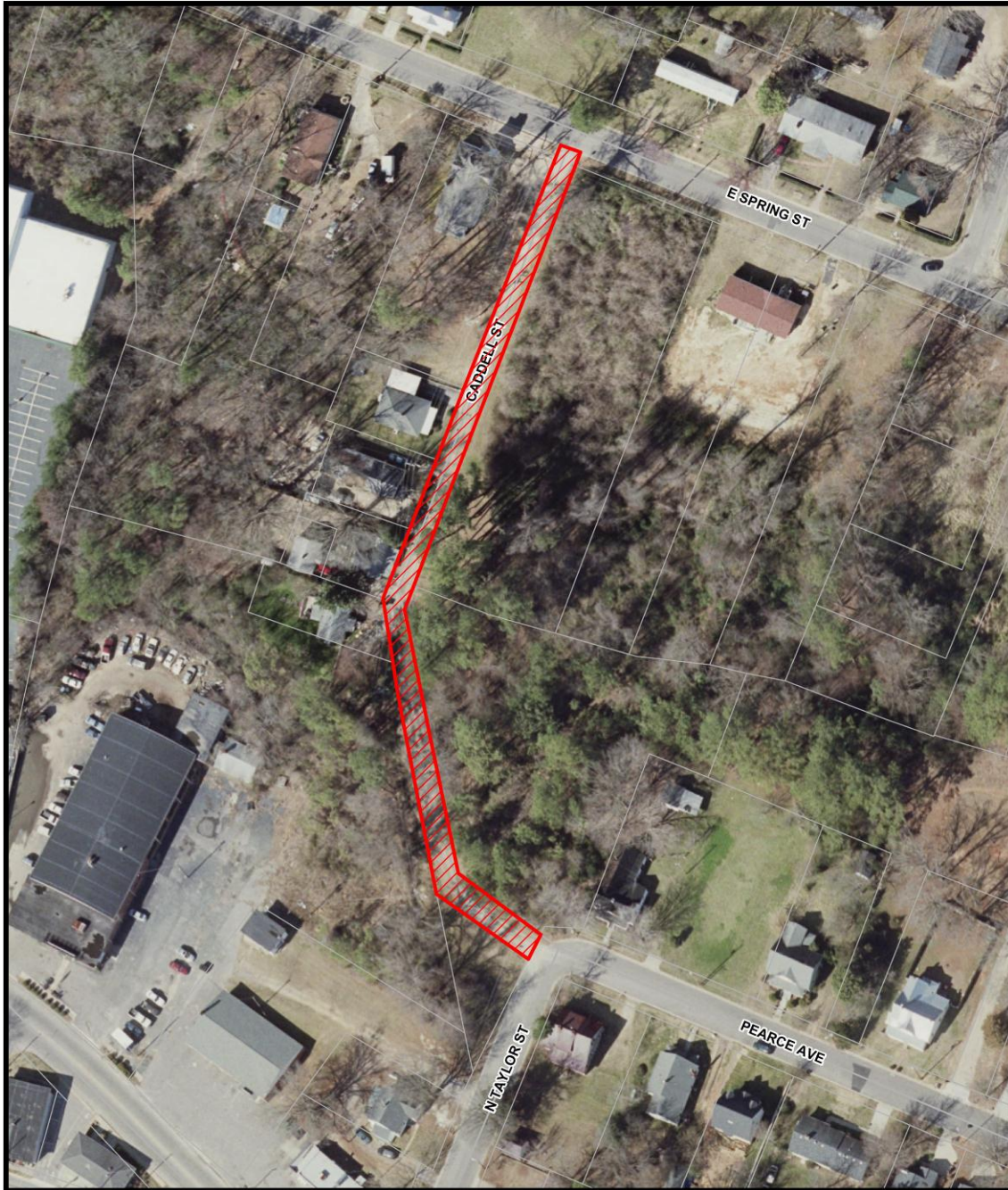
Wake Forest Caddell Street Improvements Location Map



Caddell Street Road Improvements



1 inch = 100 feet



Town of Zebulon
Community Development Block Grant
Shepard School Road
Sidewalk Project Proposal

1900'

1 inch = 300 feet

PART 2 – HOME FUNDED ACTIVITIES

Wake County expects to receive \$540,846 in Home Investment Partnerships Act (HOME) funds for FY 2014-15. Program income generated from activities funded in previous years is expected to add \$206,000 to the budget. Wake County HCR receives program income from loan payments and loan payoffs, which brings the total program budget to \$746,846.

Revenue

Expected Grant	\$540,846
Projected FY14-15 Program Income	\$206,000
Total	\$746,846

The County allocates HOME funds to activities that have the support of the governing body of the municipality in which it is located. If HOME funds are the first commitment to an activity that requires multiple funding sources, all commitments must be secured before HOME funds are spent. The tables to the right summarize HOME revenue and expenditures. A summary of each activity follows.

Expenditures

Administration	\$54,085
CHDO	\$81,127
Affordable Housing Development	\$611,634
Total	\$746,846

Performance Measurement and Management

Performance measurement is the regular, systematic collection, analysis and reporting of data that tracks resources used, work produced and whether specific outcomes were achieved. The system includes:

- Activities: the programs used to serve the needs of the community
- Objectives: describe the purpose of the program activities
- Outcomes: the benefits and impacts that result from the program
- Indicators: benchmarks Wake County will use to measure the effectiveness and efficiency of its programs

Using the indicators for each activity contained in this section, a yearly analysis and report of the progress toward outcomes will be included in the Consolidated Annual Performance and Evaluation Report (CAPER), as required by HUD. This information will be used to make any needed changes to programs.

Recapture Provision

Wake County uses deed restrictions to ensure affordability for all loans for affordable housing. This ensures that Wake County recoups all of the HOME assistance to a property for single family housing if it does not continue to be the principal residence of the family for the duration of the period of affordability. The period of affordability is based upon the total amount of HOME fund invested in the property. One hundred percent (100%) of the HOME investment is recaptured upon the sale of the HOME assisted project during the period of affordability. The indebtedness is secured with a Promissory Note and Deed of Trust. Wake County Housing does

not use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

In order to ensure the inclusion to the maximum extent possible, of minority and women, and entities owned by minorities and women businesses, Wake County's Request for Proposals for expenditures of HOME funds are advertised in two local minority owned newspapers. These are The Carolinian, an African American community publication, and Que Pasa, a Latino community publication.

HOME EXPENDITURES

A. Administration

A total of \$54,085, or 10%, of the total HOME grant, is set aside for administrative expenses. This will cover the cost of staff time to implement activities funded using HOME funds.

B. Community Housing Development Organization Set Aside

Each local government that receives HOME funding is required to set aside at least 15% of the total grant for a Community Housing Development Organization (CHDO); this is a total of \$81,127. CHDOs are private, nonprofit, community-based housing organizations that have the capacity to develop affordable housing within the communities served. They undergo a qualifying and certification process to achieve the status of CHDO and to receive these special set aside HOME funds. These funds will subsidize the development of approximately 3 units of housing for households earning at or below 40% of the area median income, (AMI) (currently \$30,400 for a family of 4).

Performance Management and Measurement

Objective: Decent Housing

Outcome: Affordability for the purpose of providing decent affordable housing

Indicator: New rental units constructed

- Total number of units: 3
 - Number affordable: 3 at or below 40% AMI
 - Number section 504 accessible: 0
 - Number of years of affordability: 20-30

C. Affordable Housing Development

A total of \$574,391 will be spent on affordable housing development. (An additional \$37,243 will be spent on Affordable Housing salaries.) The funds will be used to create both multi-family and single family affordable housing within Wake County. These funds will subsidize the development of approximately 23 units of housing for households earning at or below 40% of the area median income (\$30,400 for a family of 4).

Developments will be selected through a Request For Proposals (RFP) process. The Wake County Board of Commissioners will approve all loans for developments.

Performance Management and Measurement

Objective: Decent Housing

Outcome: Affordability for the purpose of providing decent affordable housing

Indicator: New rental units constructed

- Total number of units: 23
 - Number affordable: 23 at or below 40% AMI
 - Number section 504 accessible: 0
 - Number of years of affordability: 20-30

PART 3 – COUNTY FUNDED ACTIVITIES

Wake County Housing and Community Revitalization expects to receive \$830,000 in County Capital Improvements Plan (CIP) funds for FY 2014-2015. Wake County HCR receives program income from loan payments and loan payoffs. Grant funds and program income bring total revenue to \$1,039,930. The availability of funds is contingent upon approval of the County's FY 2014-2015 budget. The County allocates CIP funds to activities that have the support of the governing body of the municipality in which it is located. If CIP funds are the first commitment to an activity that requires multiple funding sources, all commitments must be in place before CIP funds are spent.

Revenue

CIP Funds	\$830,000
Projected FY13-14 Program Income	\$170,000
Excess Program Income from FY12-13	\$39,930
Total	\$1,039,930

Expenditures

Affordable Housing Development	\$683,123
Rental subsidies for persons with a mental disability	\$300,000
Support Circles coordinator position	\$56,807
Total	\$1,039,930

COUNTY EXPENDITURES

A. Affordable Housing Development

A total of \$683,123 will be spent on affordable housing development. These funds will be used to create both multi-family and single family affordable housing within Wake County. These funds will subsidize the development of approximately 27 units of housing for households earning at or below 40% of the area median income, (AMI) (\$30,400 for a family of 4). Projects will be selected through a RFP process. The Wake County Board of Commissioners will approve all loans for developments.

B. Rental Subsidies for persons with a mental disability

A total of \$300,000 is allocated toward funding up to 52 rental subsidies for people who frequently use County mental health services. The subsidies will help to stabilize the recipients, who will then work with service providers. It is anticipated that the recipients'

mental disability will stabilize and they will experience a more stable and better quality of life.

C. Support Circles Coordinator position

\$56,807 is allocated for the Support Circles coordinator position. The Support Circles program is a collaboration between the faith community and Raleigh/Wake County Partnership to End Homelessness. The goal of the Support Circles program is to empower low-income families who are homeless to acquire skills necessary for finding long term, self-supporting employment and housing while enhancing and improving their quality of life. Each Support Circle is composed of members of a sponsoring congregation. The Circle supports the family as it works toward independence.

The Support Circles coordinator acts as a liaison between the homeless families, the congregations and the case manager. The coordinator also trains support circles at participating congregations and recruits new congregations to form new support circles. This is a model that was used to help victims of Hurricane Katrina transition from living in the shelter to living in the community. Support Circles has served 81 families since it started in July 2006. 186 of the people served are children. 59 of the families have obtained permanent housing. There are currently 13 active Support Circles.

PART 4 – HOPWA FUNDED ACTIVITIES

Housing Opportunities for Persons with AIDS (HOPWA) is authorized by the AIDS Housing Opportunity Act to provide housing and support services to eligible participants. The HOPWA Program is designed to provide long-term comprehensive strategies for meeting the housing needs of persons living with Acquired Immunodeficiency Syndrome (AIDS) and their families who have low incomes (defined as at or below 80% of the area's median income - \$60,800 for a family of four). The U. S. Department of Housing and Urban Development (HUD) allocates HOPWA entitlement funds using a formula that examines the number of reported cases of AIDS as compared to an area's overall population.

In 2002, the City of Raleigh requested and Congress approved the transfer of HOPWA formula allocations to Wake County. Wake County now manages the HOPWA allocation for the Raleigh-Cary, NC MSA (covering Franklin, Johnston, and Wake Counties).

Wake County expects to receive \$536,156 in HOPWA funds for FY 2014. Program income received from HOPWA funded housing development will add \$2,400 to expected revenue. WCHS will focus its FY2014 HOPWA funds in three key areas to reduce the risks of homelessness and improve access to health care among persons with HIV/AIDS. The areas are: tenant-based rental assistance; facility based housing; short-term housing, rent, mortgage and utility payments to prevent homelessness; and support services that help participants maintain stable housing.

Revenue

2014 Grant	Prior Year	Program Income
\$536,156	\$82,938	\$2,400

Expenditures

	2014 Grant	Prior Year	Program Income	Total
Wake County Administration	\$16,085			\$16,085
Tenant Based Rental Assistance (TBRA)	\$436,657	\$10,118		\$446,775
Short Term Rent, Mortgage, and Utility Assistance		\$59,820	\$2,400	\$62,220
Case Management	\$83,414			\$83,414
Project Delivery Cost for Vendor		\$13,000		\$13,000
Total	\$536,156	\$82,938	\$2,400	\$621,494

HOPWA EXPENDITURES

A. Wake County Administration

Three percent of the funding, \$16,085 will support grantee administrative functions.

B. Tenant Based Rental Assistance

A total of \$446,775 is budgeted for tenant based rental assistance to serve 59 households with a family member with HIV/AIDS in Wake, Johnston, and Franklin Counties. \$10,118 of this is from prior year HOPWA funds.

Performance Management and Measurement

Objective: Decent Housing

Outcome: Availability/accessibility for the purpose of providing decent affordable housing

Indicator: Number of persons assisted with rental assistance: 59

C. Short Term Rent, Mortgage, and Utility Assistance

A total of \$62,220 is budgeted to serve approximately 33 clients with short-term rent, mortgage and utility payments to prevent homelessness. Complementary support services that help participants maintain stable housing will be provided. Each client may be served up to 21 weeks. \$59,820 of this is from prior year funds.

Performance Management and Measurement

Objective: Decent Housing

Outcome: Availability/accessibility for the purpose of providing decent affordable housing

Indicator: Number of persons assisted with short-term rent, mortgage, and utility assistance: 33

D. Case Management

Housing case management services for HOPWA clients will be provided by three entities. \$44,414 of current year funds is budgeted for the Alliance of AIDS Services-Carolina to provide housing services to 19 clients. \$39,000 of current year funds is budgeted for a nurse to provide housing assistance to 10 HIV/AIDS clients at Cornerstone, Wake County's day center for people who are homeless. In addition, Wake County Human Services employs HIV/AIDS case managers at Under One Roof who will help 73 HOPWA clients with housing.

Performance Management and Measurement

Objective: Decent Housing

Outcome: Availability/accessibility for the purpose of providing decent affordable housing

Indicator: Number of persons assisted with case management services: 102

E. Project Delivery Cost

\$13,000 of prior year funds will be budgeted for the Alliance of AIDS Services- Carolina as 7% of their total allocation for administration of Tenant-based Rental Assistance, Short Term Housing Assistance, Facility Based Housing, and Case Management.

Monitoring Standards

As the grantee, Wake County Human Services is required by the funder to monitor the programmatic and fiscal responsibilities of all HOPWA Project Sponsors. Based on the contractual agreement, the scope of work of each Sponsor's contract outlines the performance monitoring measures for HOPWA Project Sponsors. This includes the following:

- Submission of quarterly reports detailing program activities
- Attendance at mandatory meetings
- Regular site visits to the agency
- Review of monthly expenditures

HOUSING DIVISION SERVICES CORNERSTONE

The central goal of Cornerstone is to help the homeless population of Wake County to improve their quality of life by providing services that can help them work towards economic independence and self-sufficiency. Cornerstone offers intensive community based services targeted to persons who are experiencing chronic homeless. Chronic homelessness is defined as unaccompanied disabled individuals who have been homeless for at least a year, or who have had four or more episodes of homelessness within the past three years. These individuals are also coping with severe mental illness, chemical dependence, and or other disabilities. It is believed that these participants frequently utilize costly crisis and other institutional services. Additionally, Cornerstone provides less-intensive walk-in services to other persons who are homeless. These services are available to all Wake County citizens and in most cases participants do not have to meet any specific eligibility criteria. *The 2013-2014 budget for Cornerstone was \$339,614.*

CORNERSTONE EXPENDITURES

C. Community Outreach Team

The Community Outreach Team serves persons who are homeless, a majority of whom are chronically homeless, and have a severe and persistent mental illness and/or substance abuse disorder. Sub-populations of this group include veterans, victims of domestic violence and persons with HIV/AIDS. **The caseload capacity is 50 clients at any given time. Annually, the program serves about 75 clients.**

Services for persons served by the Community Outreach Team are individualized and address psychiatric care, medication, illness education, substance abuse education and treatment, assistance with daily activities of living, applying for entitlements, assistance with education and employment, locating permanent housing and providing ongoing support. The Community Outreach Team project follows an Assertive Community Treatment Team model and provides comprehensive community-based treatment to people living with severe and persistent mental illness. The team assumes direct and shared responsibility for providing the treatment, support and rehabilitation services a person needs to live successfully in the community. The Community Outreach Team also provides services to chronically homeless individuals that are in permanent housing with a Housing First shelter plus care subsidy.

Fifty (50) clients experiencing chronic long term homelessness and mental illness were placed in permanent housing through our Housing First program and are receiving ongoing services to help these clients remain housed. Eighty-four (84) homeless disabled clients were identified, outreached and stabilized. Thirty-two (32) homeless disabled clients gained or increased income.

D. Travelers' Aid

Travelers' Aid is a grant from the Department of Transportation that provides an intercity bus ticket for people who are economically disadvantaged. Cornerstone uses these funds to assist individuals who are homeless or who are stranded in Wake County who have verifiable housing in another city or state. Travelers' Aid funds cover only the cost of intercity bus tickets.

E. General Homeless Services

Cornerstone offers day services to anyone who is homeless. The following are available on a daily basis: showers, information and referral, laundry, community voice mail, use of Cornerstone for a mailing address, temporary photo identification, use of a phone for local calls, bus tickets for doctor appointments and mental health related appointments. Triangle Disability Advocates is on-site once a week to work with people who are in the process of being qualified for disability benefits. Southlight, Inc. is on-site 2 times per month and offers substance abuse outreach and HIV/STD testing. The operating capacity is about 80 clients at any given time. Annually, Cornerstone serves about 1500 clients.

MCKINNEY TEAM

The McKinney Team provides community support 24 hours a day, 7 days a week for persons who are homeless with mental illness to live independently in the community. The goal of the McKinney Team is to provide services, in a respectful manner, to help persons maintain their independence through affordable housing and supportive services to help clients control their mental illness. Most of the clients served have a long history of very severe mental illness with substance abuse disorders. The team offers an array of supportive services, such as case management, housing assistance, skills training, and community education. The team also provides therapy groups, a diabetes group, a social skills group and substance abuse groups. McKinney Team staff also works very closely with Cornerstone and South Wilmington Street Center. The team is made up of case managers, nurses, a psychiatrist, a substance abuse counselor, and a job coach. **The team has a maximum annual caseload capacity of 60 persons, and actually serves about 70 persons.**

The team is partially funded through a federal grant that is received by CASA, Inc., a community partner that develops and manages housing for people with disabilities. The McKinney Team provides services and CASA provides housing for a limited number of vouchers that are funded by the grant. The McKinney Team and CASA work together to help clients/residents be successful in independent housing. *The 2012-2013 budget for the McKinney Team was \$580,740.*

RENTAL ASSISTANCE VOUCHERS

B. Housing First Shelter Plus Care Subsidies

This is a HUD Shelter Plus Care grant that provides rental assistance to individuals who are chronically homeless. All individuals served by this grant have been continually homeless (on the streets or in an emergency shelter) for at least one year or have suffered four or more episodes of homelessness in the past three years and have a disabling condition of severe and persistent mental illness and/or a chronic substance abuse disorder.

Once a client receives a housing first rental subsidy, they are offered intensive case management, psychiatric and/or substance abuse services from a Community Outreach Team. **We currently have 69 clients being served by this grant.**

B. Shelter Plus Care Subsidies

The Shelter Plus Care Program uses rental assistance funded by the Department of Housing and Urban Development to provide permanent housing for persons who are homeless and have a disabling condition. **Currently, we have 127 households participating in this program.**

The 2013-2014 budget for both Housing First Shelter Plus Care subsidies and regular Shelter Plus Care subsidies was \$2,159,499.

C. Wake County Vouchers

County CIP dollars will fund fifty-two rental subsidies specifically for persons earning at or below 50% of area median income, (AMI) (\$38,000 for a family of 4) with a severe and persistent mental illness. The subsidies were first established with County funds in FY07. The subsidies were funded as a way to fill the gap for affordable housing for persons disabled by mental illness. The imminent closing of Dorothea Dix mental hospital and the subsequent deinstitutionalization of persons with mental illness have led to this need. **52 clients are served annually with these vouchers.**

SOUTH WILMINGTON STREET CENTER

The South Wilmington Street Center (SWSC) provides both emergency shelter and transitional housing services for single men experiencing homelessness. The SWSC is open to any male over the age of 18 who is from Wake County. **The Center has a total capacity of 234 beds but can accommodate 85 additional men by using mats placed in designated areas within the facility during White Flag events.** White Flag is a program where area shelters open to serve as many homeless people as they can when weather is very hot or very cold. **Annually, an average of about 1,700 men stay at the Center.** *The 2012-2013 budget for the South Wilmington Street Center was \$2,153,710.*

A. South Wilmington St. Center Services

Services are offered free of charge. Except for the Incentive Housing Dormitory, a transitional housing program, which has a program fee. Men accepted into the transitional services program are required to save money in order to move into permanent housing as soon as possible. The emergency shelter component of the SWSC has more demand than available beds; therefore, a computerized lottery system is utilized each night. A man having never stayed at the SWSC will be guaranteed a bed for his first night and then entered into the lottery.

Men committed to returning to self-sufficiency are encouraged to complete the steps necessary to enter the one of the SWSC's transitional services programs. The programs that are offered are The Progressive Housing Program, the Case Management Program, and the Track Program. These programs operate as follows:

The SWSC Progressive Housing Program (PHP) is available for those that elect to enroll and work goals that lead towards self-sufficiency. The PHP program is open to all guests registered at the SWSC. Men participating in the PHP are not assigned a Case Manager but attend weekly groups that require them to report their progress to the group facilitator. The guest's bed stay is directly connected to their progress. They are evaluated for continued bed support every seven (7) days. If they do not meet weekly goals they may be removed from their bed support.

The Case Management Program is available for those that are not suited for the self-motivated concept that the PHP requires. These individuals may need more one on one support so they are assigned to a case manager and moved to the Case Management Program. Case Managers may be assigned to work with harder to serve guests

The SWSC also offers the Track Program. This program is suited for individuals who are experiencing acute homelessness and arrive at the SWSC with resources that can help them secure housing quickly. These individuals need to present a plan to secure housing within two (2) to six (6) weeks. If they qualify for the Track Bed the guests will be placed in the E dorm, which is reserved for men that have a secure housing plan and are expected to exit the SWSC within Thirty (30) to Sixty (60) days. Men participating in the programs are provided a reserved bed each night while they work towards their service plan goals.

B. Emergency Shelter Grant

The City of Raleigh is the entitlement for the Emergency Shelter Grant (ESG) funds. The City shares some ESG funds to assist in the operation of the South Wilmington Street Center. The SWSC also receives State of North Carolina ESG funds. Matching funds are provided by Wake County.

C. Homeless Veteran's Services Officer

This is a grant from the US Dept. of HUD that funds 50% of a position to work with homeless veterans in Wake County. Wake County provides a 100% match for the grant. The Veteran's Services Officer works to make sure that homeless veterans are receiving needed services and are connected with services that they are eligible through the Veteran's Administration.

SUPPORTIVE HOUSING PROGRAM

Supportive Housing is a collection of various case management programs that connect special populations, especially persons who have experienced homelessness, to housing and assist them in maintaining housing. *The 2013-2014 budget for Supportive Housing was \$540,247.*

SUPPORTIVE HOUSING ACTIVITIES

A. Case Management Services

The Supportive Housing Team provides case management and short-term community based supports to help persons who are formerly homeless and persons with unstable housing histories to find and maintain housing. The Supportive Housing Team provides case management for residents in numerous tax credit properties and provides referrals for tax credit housing.

B. Ready to Rent

The Supportive Housing Team also coordinates the Ready to Rent program. In the Ready to Rent program, a trainer prepares consumers to overcome barriers to rental housing. The program educates families and individuals about their rights and responsibilities for renting housing. It targets families and individuals at or below 80% MFI with poor credit, rental history and criminal issues. Class topics include how to be a successful renter, restoring credit, home maintenance and money management. Specific steps are outlined toward improving credit issues, budgeting, goal setting, and changing past behaviors. Upon completion of the six-week course, the consumer receives a certificate and is paired with a housing provider who participates in the program. The housing provider agrees to provide a safe, decent affordable unit to the Ready To Rent Graduate. This program has been successful in creating a “win-win” relationship by filling vacant units with hard-to-house consumers. Annually, about 12 classes are held, with an average of 130 participants.

C. Housing Resources

The Supportive Housing Team develops and maintains relationships with landlords and developers, compiles a comprehensive list of current housing resources and responds to requests for housing information. The Team also responds to crisis situations in our community, assisting individuals to find new housing in disaster situations.

HOUSING DIVISION CONTRACTS

Contract Management

Seven Housing Services' Contracts enable Wake County to purchase additional emergency housing, transitional housing, housing search services, and supportive services to enable individuals to access and maintain permanent housing. The contracts are with Urban Ministries, Interact, Haven House, Wake Interfaith Hospitality Network, the Women's Center of Wake County, PLM Families Together, and Triangle Family Services. *The 2013-2014 budget for Housing Division contracts was \$770,841.*

CITIZEN PARTICIPATION

Wake County's public participation process for development of the Action Plan included two (2) Public Hearings. Each Public Hearing was advertised for the required time in three local newspapers, including two minority publications. Projects for the Plan as well as CDBG projects were all determined by feedback received at these two (2) meetings.

Public Hearings for the Action Plan:

Two public hearings were held for the 2014 Action Plan.

The first public hearing for the 2014 Action Plan was held at the Wake County Human Services Board Meeting on January 23, 2014.

Annemarie Maiorano, Wake County Housing Division Manager described the grants that Wake County receives and identifies the populations that the County has defined as Priorities for receiving funding in its 2010-2015 Consolidated Plan. Ms. Maiorano showed lists of projects accomplished for these populations since 2010 under the current Consolidated Plan.

High Priority:

- *Renters earning at or below 40% Area Median Income (AMI) per year;*
- *Homeless individuals and families;*
- *Non-homeless individuals and families with special needs.*

Medium Priority:

- *Renters 41-50% AMI*
- *Homeowners 41-50% AMI*

Low Priority:

- *Renters 51-80% AMI*
- *Homeowners 51-80% AMI*

The floor was opened for public comment:

Jim Middleton, Manager of Land Acquisition, Habitat for Humanity

- Habitat is a home-ownership program for people earning 40-60% Area Median Income
- They generally build 16-20 homes per year, but
- Last year, they built 30 homes in Wake County. They would like to do more.
- They try to be active in all the towns in Wake County.
- Recent CDBG funds helped them build houses in Zebulon, Garner, Cary, and Morrisville, and they are finishing up houses in Apex.
- They are planning a Build-a-Thon in Wake Forest
 - National affiliates will visit and help them build 5 houses in 1 ½ weeks.
- Each house costs them \$75,000 for "sticks and bricks" which they get from donations – this doesn't include land acquisition, so
- They appreciate Wake County's funding for land acquisition.
- They hope Wake County will continue to be a partner in their work.

Bryan Hicks and Thomas Lloyd, Town of Rolesville:

- CDBG projects serve a lot of people in Rolesville
- Bryan thanks Wake County for supporting their proposed project under next year's Action Plan
- They support the Action Plan

David Smoot, Chairman of the Board, Raleigh Wake Partnership to End Homelessness:

- David supports the details of the Housing Action Plan
- He thanks Wake County for being a part of the Partnership to End Homelessness
- He first got involved by being a part of a Support Circle and helped a family get connected with Wake County Human Services
- Wake County's South Wilmington Street Center and Cornerstone help a lot of men stabilize and get the help they need
- Many homeless are in a "backdoor" situation – they need a channel for people to find housing while they are trying to improve their lives
- Supportive Housing/Supportive Services are very important
- He commends the Action Plan
- He thanks Wake County

Yvette Holmes, Director of Community Partnerships, DHIC

- Yvette thanks Wake County and the Department of Human Services
- DHIC has built 2,000 units in 34 properties
- Wake County has helped fund 1,100 units in 18 properties
- Peoples' success starts with housing
- DHIC wants to assure that people earning lower incomes have places to live
- DHIC wants to make sure that Seniors have affordable housing and are able to "age in place"
- Resources for Seniors is a partner and provides needed services

The floor was then opened to comments from the Wake County Human Services Board.

- Q: The Human Services Board can miss out on what is right in front of them – it has been very cold – the South Wilmington Street Center has "Flag" nights and lets in everybody who needs a place to spend the night – they put out extra cots. Are there other agencies that do this?
- A: Board member: Raleigh Rescue Mission, Healing Place, Hope Ministries in Garner
A: David Smoot, RW Partnership: Many organizations open their doors. There is a great need, so there is opportunity to provide more help
- Q: Is CASA still around?
- A: Annemarie Maiorano: Yes, they are still a vital partner. They could not make it to the hearing today.
- Q: Where in the Plan is the Housing Division addressing the long term parts of homelessness?

- A: Annemarie Maiorano: There is a Homeless Needs section in the Action Plan – it addresses many issues along the homeless continuum and works with the Raleigh/Wake Partnership to End Homelessness
- Q: Where are trailer parks addressed in the Plan? Issues of overpaying?
- A: Annemarie Maiorano: They would be an issue covered in the Fair Housing Plan.
- Q: How do the Section 8 voucher cuts with the Raleigh Housing Authority affect the Plan?
- A: Annemarie Maiorano: The cuts mean that many people can't afford their housing. They cause a bottleneck with getting people on our HUD Shelter Plus Care vouchers.

The second public hearing was held at the Wake County Board of Commissioners Meeting on February 3, 2014. Minutes are as follows:

Annemarie Maiorano, Wake County Housing Division Manager described the grants that Wake County receives and identifies the populations that the County has defined as Priorities for receiving funding in its 2010-2015 Consolidated Plan. Ms. Maiorano showed lists of projects accomplished for these populations since 2010 under the current Consolidated Plan.

High Priority:

- *Renters earning at or below 40% Area Median Income (AMI) per year;*
- *Homeless individuals and families;*
- *Non-homeless individuals and families with special needs.*

Medium Priority:

- *Renters 41-50% AMI*
- *Homeowners 41-50% AMI*

Low Priority:

- *Renters 51-80% AMI*
- *Homeowners 51-80% AMI*

Chairman Matthews opened the public hearing.

Jean Williams, Executive Director, Women's Center of Wake County

- Thanks the Board of Commissioners for their help and states it is an honor and privilege to work with the housing staff
- Affordable housing is a critical need; for most people, it is the largest part of their budget
- The community must invest in Supportive Housing – it may be an upfront cost, but there will be a return of savings on the investment
- Rapid Rehousing Programs have re-housed and stabilized 160 households with a combination of federal, state, and local funds

David Smoot, Chairman of the Board, Raleigh-Wake Partnership to End Homelessness

- We need to increase access to paths towards a home
- Mr. Smoot states he is from a faith based service background – Support Circles
- We need all the Supportive Services that accompany housing
- The Raleigh-Wake Partnership endorses the Action Plan

Alice Lutz, Executive Director, Triangle Family Services

- Triangle Family Services is a 76 year old agency
- They have many programs:
 - NOTCH
 - Re-housing
 - Co-ordinated Intake Program
- The County helps provide a safety net

Kevin Campbell, Executive Director, Habitat for Humanity

- Mr. Campbell thanks the Commissioners for their support and thanks the staff of Wake County
- This month, Habitat will be finishing a project in Apex
- They serve first-time homebuyers earning 40-60% of Area Median Income (AMI)
- An increase in grant funding dollars is needed

Debra King, Chief Executive Officer of CASA

- Ms. King thanks the Commissioners and the staff
- Rental housing is needed for people at 40% and below AMI
- She echoes Annemarie's statement of need for top priority for people who are homeless and people with special needs
- CASA was formed partly by Wake County to help serve people with special needs
- CASA is building housing for Veterans who are homeless
- Homeless children are an important population to serve

Tim Morgan, Vice President, Evergreen Construction

- Mr. Morgan thanks the Commissioners and the staff
- Evergreen has partnered with the County on thirteen properties: eleven are in operation, and two are in development – one in Garner, and one in Wake Forest
- Mr. Morgan reads a letter about how happy one of the residents is in her apartment complex for seniors built by Evergreen with funding from the County

Jean Tedrow, Chief Executive Officer, Passage Home

- Ms. Tedrow thanks the Commissioners and the Housing Division
- This month, Passage Home will open their latest development , Coleman Street, partially funded by the County
- Passage Home supports the Action Plan and asks for continued support for affordable housing

Tad Klodfelter, Chief Executive Officer, Southlight Healthcare

- Mr. Klodfelter thanks the Commissioners
- Southlight is an alcohol and drug treatment facility
- Housing is part of a treatment plan
- Southlight will be breaking ground to add 16 more units, partially funded by the County

Frank Eagles, Mayor of the Town of Rolesville

- Mayor Eagles would like to thank the Commissioners
- Last year, Rolesville didn't have any affordable housing, and now, a beautiful apartment complex in Rolesville is almost finished

The floor was then opened to comments from the Wake County Board of Commissioners:

Commissioner James West:

- Q: He heard there have been some changes in the Raleigh Housing Authority and has been asked about the Wake County Housing Authority
- A: Annemarie Maiorano: Wake is a much smaller housing authority. The Housing Division has helped house people in both locales. The Raleigh Housing Authority has made a decision to pay less for each voucher. We work with both housing authorities to get our clients onto Section 8 vouchers.

Commissioner Betty Lou Ward:

- Thank you for coming and bringing all of these housing partners

Commissioner Joe Bryan:

- Q: Thank you for the data in the presentation. Have there been cuts in our HUD grants for next year?
- A: Annemarie Maiorano: We have not heard about any cuts, and we hope our funding remains at the same levels or increases

Commissioner Caroline Sullivan:

- Q: How much of last year's budget cuts were due to the sequester?
- A: There was a nationwide cut due to the sequester.

Chairman Matthews closed the public hearing.

A meeting was held with the membership of the Partnership to End Homelessness (the official name of the Wake County CoC) on February 11, 2014.

Wake County Housing staff discussed the Priority populations as determined in the 2010-2015 Consolidated Plan and the Action Plan process. The expected budget was presented, HCR strategies were described, and the conversation was opened to ideas, opinions, and direction from the Partnership. The following comments were received:

- Q: What percentage of your funding assists your high priority populations?
A: Most of our funding helps people at 40% and below AMI. Wake County staff will analyze the breakdown and let the Partnership know.
- Q: Does the County receive funds from the County as well as receiving the HUD grants?
A: Yes, we received \$830,000 last year and used it for affordable housing, vouchers for the homeless and mentally disabled, and the Support Circles faith partnership.
- Q: Does the County receive program income from the grants?
A: Yes, we receive income from repaid loans. In HUD FY 2014-2015 we expect \$270,000 in CDBG program income and \$206,000 in HOME program income. That is included in the expected budget I discussed this morning.
- Focus on:
 - Homeless individuals and families
 - Vouchers
 - Increase the construction of 1 bedroom units
- Housing is healthcare:
 - People in housing aren't as likely to go into the hospital
 - The community needs to do a better job of discharge planning and make sure that housing is incorporated into the plan
- The City of Raleigh may be interested in partnering with Wake County and the Town of Cary to do a combined Analysis of Impediments.
- Could the CDBG rehab projects be done on repairing rental housing that can be used for rapid re-housing?

Other Meetings held for the Action Plan included:

- Wake County Town Planning Directors and Planners, March 2014
- Social Services Committee of the Human Services Board, March 2014
- Consultation with Raleigh Housing Authority
- Consultation with Housing Authority of the County of Wake

The following comments were received during the month long public comment period:

ATTACHMENT 1 – ACTION PLAN CERTIFICATIONS

**ATTACHMENT 2 – QUESTIONNAIRE for HUD’S
INITIATIVE on REMOVAL OF REGULATORY BARRIERS**

ATTACHMENT 3 – WAKE COUNTY DISCHARGE POLICY

Foster Care:

The N.C. Children's Policy Review Committee, within the Department of Health and Human Services Division of Social Services, has developed protocols for Transitional Living Plans for youth being discharged from the foster care systems. Social workers are charged with intentionally creating and/or allowing opportunities for youth to experience growth-enhancing interactions with the community. Components of these protocols include the requirement that each youth will have a *stable place to live upon discharge*, with a primary *and* backup discharge plan to minimize the likelihood of homelessness resulting from a disrupted plan. Services should also ensure that youth have sufficient economic resources to meet daily living needs, have obtained academic or vocational/educational goals, have a positive personal support system, are avoiding high risk behaviors, postponing parenthood until financially and emotionally prepared, and have access to physical, dental and mental health services.

Health Care:

Almost every hospital in North Carolina and all of the hospitals in Wake County is accredited by the Joint Commission on Accreditation of Healthcare Organizations. The Accreditation process requires that hospitals establish procedures to address the needs for continuing care, treatment and services after discharge or transfer from the hospital. When patients are transferred or discharged, appropriate information related to the care, treatment, and services provided is exchanged with the other service providers. In order to facilitate discharge or transfer, the hospital assesses the patient's needs, plans for discharge or transfer, facilitates the discharge or transfer, and helps to ensure that the continuity of care, treatment and services is maintained. In addition, hospitals that receive Medicare reimbursements must comply with discharge planning requirements that include a written discharge planning process that reveals a thorough, clear, comprehensive process that is understood by hospital staff. The hospital must also identify at an early stage of hospitalization all patients who are likely to suffer adverse health consequences upon discharge if there is no adequate discharge planning.

Mental Health:

Requirements for discharge planning for individuals in state psychiatric hospitals and alcohol and drug abuse treatment centers (ADATCs) have been codified in administrative code (10A NCAC 28F .0209). Each facility and community program must develop a process for coordination and continuity of care for patients, particularly around treatment issues and issues related to discharge planning and community care. The facility, community program, and individual must collaborate on the development of a discharge plan for each individual leaving a facility. All individuals discharged have, at a minimum, intake appointments scheduled for community services prior to discharge. The community program's success at engaging individuals following discharge is monitored by the Division of Mental Health, Developmental Disabilities and Substance Abuse Services on a quarterly basis. Additional policies related to individuals with long term hospitalizations (30+ day hospitalization or discharge from a long term unit) prohibit placement in shelters or other homeless conditions.

Corrections:

Under the guidance and support of the Secretary of Corrections, there is now shared responsibility between the 3 branches of N.C. Department of Correction (DOC), other state level agencies, and the community for the incarcerated community member. The Division of Prisons has a computerized system of tracking aftercare planning in health services which will guarantee the appropriate staff has universal access to plans in progress at all times and will afford management the opportunity to review for quality those plans as well as gather data for future planning of service provision. For offenders with mental illness, DOC uses a multi-staff multi disciplinary team approach to aftercare, in which the case manager, mental health social worker, and probation/parole officer assure that the released inmate has a viable, appropriate, sustainable home plan as well as a focus towards acquisition of sustainable employment providing a livable, working wage. The mental health social worker also coordinates provision of services by the local mental health/developmental disabilities/substance abuse provider, or medical provider in cases of the medically needy inmate, as well as a full range of community service providers at the local , state and federal level, accessing benefits for those in need and insuring follow-up health care post release for those inmates identified as seriously and persistently mentally ill or medically needy.

ATTACHMENT 4 – FORMS
